



**1812 HOLDINGS, LLC**  
**Financial Report**  
**March 31, 2015**



**Rosslyn Portfolio**

**Building**      1812 Holdings, LLC

**Financial Report**

**Month Ended March 31, 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

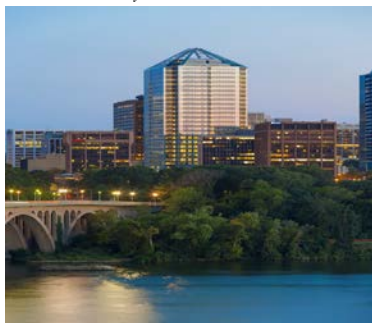
Check Register

Capital Expenditure Analysis

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# **SECTION 1**

## Executive Summary



Property Name	1812 N. Moore
Submarket	Rosslyn
Year Built/Renovated	2013
Year Acquired	2007
No. of Stories	35
Asset Quality	A+
Total SF	534,271
Leased	0%
Ownership	USREO (89%) / Monday (11%)

[illegible]

Year	Vacancies (Number)	Vacancies (Percentage)
2010	0	0%
2011	0	0%
2012	0	0%
2013	0	0%
2014	0	0%
2015	0	0%
2016	0	0%
2017	0	0%
2018	0	0%
2019	0	0%
2020	0	0%
2021	0	0%
2022	0	0%
2023	0	0%
2024	0	0%

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

Appraised Value	\$ 293,000,000	as of	Dec-14	
Mortgage Loan	\$ 145,914,193	50% LTV	4.000%	Dec-14

<i>Period</i>	<i>31-Mar-15</i>	<i>Actual</i>	<i>Budget</i>	<i>PSF</i>
<i>Projected Occupancy</i>		<i>0.0%</i>	<i>0.0%</i>	
Effective Gross Revenue	\$	45,807	\$ 43,914	\$ 0
Real Estate Taxes		(630,411)	(629,409)	(1)
Operating Expenses		(882,393)	(956,910)	(2)
<b>Net Operating Income</b>		<b>(1,466,997)</b>	<b>(1,542,405)</b>	<b>(3)</b>
Tenant Improvements		-	-	-
Leasing Commissions		-	-	-
Capital Improvements		(586,332)	(1,105,145)	(2)
<b>Total Leasing and Capital</b>		<b>(586,332)</b>	<b>(1,105,145)</b>	<b>(2)</b>
<b>CF before Senior Debt Service</b>		<b>(2,053,329)</b>	<b>(2,647,550)</b>	<b>(5)</b>
<b>Senior Debt Service</b>		<b>(1,937,897)</b>	<b>(1,831,934)</b>	
DSCR on NOI		-0.76x	-0.84x	
DSCR on CF before Senior Debt Service		0.00x	0.00x	
<b>CF after Senior Debt Service</b>	<b>\$</b>	<b>(3,991,226)</b>	<b>\$ (4,479,484)</b>	

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.

[illegible]

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

	<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.

Mar 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land

69,649,707.50

Building

187,577,779.74

Total Direct Investments in Real Property

257,227,487.24

Indirect Investments in Real Property

EQUITY CONSOL INV

5,288.41

Total Indirect Investments in Real Property

5,288.41

Total Investments in Real Property

257,232,775.65

Cash and Cash Equivalents

OPERATING CASH

775,376.96

Total Cash and Cash Equivalents

775,376.96

Restricted Cash

MISC ESCROWS

6,217,680.00

MORTGAGE ESCROWS

0.00

Total Restricted Cash

6,217,680.00

Accounts and Notes Receivable, net

I/E-Unallocated

(21,276.16)

Total Accounts and Notes Receivable, net

(21,276.16)

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing

4,157,863.52

Acc Amort-Def Financing

(461,984.84)

Total Deferred Financing

3,695,878.68

Other Assets

Deposits

91,678.00

Prepaid Insurance

41,032.49

Prepaid Taxes

476.56

Interest Rate Cap

637,800.00

Total Other Assets

770,987.05

Total Def Financing & Other Assets

4,466,865.73

**TOTAL ASSETS**

**268,671,422.18**

**LIABILITIES AND EQUITY**

**LIABILITIES**

Mortgage Notes Payable

Mtge Pay-Construction Fin

145,914,193.26

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Total Mortgage Notes Payable	145,914,193.26
Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	117,910.24
Accr Miscellaneous	116,233.70
Accr Taxes	629,253.00
Accr Capital Expenditures	0.00
Accr Interest/Financing	459,187.88
Deferred Liability	0.00
Total Accounts Payable, Accrued Exp & Other	1,322,584.82
TOTAL LIABILITIES	147,236,778.08
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	6,819,868.55
Total I/E Adjustments	6,819,868.55
Current Year Profit (Loss)	(3,733,527.43)
Total Current & Prior Profit (Loss)	(3,733,527.43)
TOTAL EQUITY ACCOUNTS	121,434,644.10
TOTAL LIABILITY AND EQUITY	268,671,422.18

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Trial Balance  
**Monday Production DB**  
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Accrual

Year to Date Balances for period 03/15  
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Account	Description	Debit	Credit
0112-0000	Land	69,649,707.50	
0132-0100	WIP - Base Building	187,577,779.74	
0222-0000	Deferred Financing	4,157,863.52	
0229-0000	Acc Amort-Def Financing		461,984.84
0311-0004	Cash - Operating 4	774,141.26	
0311-0005	Cash -Other	1,235.70	
0411-0100	Cash - Escrow	6,217,680.00	
0491-0010	Due To/From Managing Agen		21,276.15
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		57,652.48
0611-0000	Deposits	91,678.00	
0632-0000	Prepaid Insurance	41,032.49	
0633-0000	Prepaid Taxes	476.56	
0642-0702	Interest Rate Cap	637,800.00	
0822-4002	Inv in Equities	5,288.41	
2130-0000	Mtge Pay-Construction Fin		145,914,193.26
2511-0000	Accounts Payable Trade		117,910.24
2552-0000	Accr Miscellaneous		116,233.70
2553-0000	Accr Taxes		629,253.00
2556-0000	Accr Interest/Financing		459,187.88
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		27,941.50
4171-0000	Gar/Prkg Income		15,000.00
4591-0000	Investment Income		85.58
4862-0000	Misc Bldg Service Income		2,500.00
4891-0000	Misc Other Income		280.31
5120-0000	Clean-Contract Interior	30,650.18	
5130-0000	Clean-Window Wash Ext	990.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	381.58	
5160-0000	Clean-Other	670.13	
5210-0000	Util-Elec-Public Area	162,824.67	
5230-0000	Util-Fuel Oil	135.51	
5250-0000	Util-Water/Sewer-Water	7,622.54	
5310-0000	R&M-Payroll-Gen'l	51,988.01	
5310-1000	R & M Payroll-OT	8,774.72	
5310-2000	R & M Payroll-Taxes	5,179.74	
5310-4000	R & M -Benefits	7,298.16	
5320-0000	R&M-Elev-Maint Contract	19,500.00	
5322-0000	R&M-Elev-Outside Svs	6,537.66	
5332-0000	R&M-HVAC-Water Treatment	1,550.00	
5334-0000	R&M-HVAC-Supplies	4,499.87	
5336-0000	R&M-HVAC-Outside Svs	129,345.13	
5340-0000	R&M-Electrical-Supplies	1,432.30	
5342-0000	R&M-Electrical-Outside Svs	507.00	
5360-0000	R&M-Plumbing-Supplies	1,337.62	
5372-0000	R&M-Fire/Life Safety-O/S	810.00	
5380-0000	R&M-GB Interior-Supplies	8,482.83	
5381-0000	R&M-GB Interior-O/S	9,892.69	
5384-0000	R&M-GB Interior-Pest Cont	1,299.96	
5385-0000	R&M-GB Interior-Plant Mnt	662.16	
5390-0000	R&M-Other	4,522.90	
5430-0000	Grounds-Snow Rem-Supplies	1,038.80	
5432-0000	Grounds-Snow Rem-O/S	5,320.00	



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5520-0000	Security-Contract	40,887.03	
5530-0000	Security-Equipment	1,234.73	
5540-0000	Security-Other	190.00	
5610-0000	Mgmt Fee-Current Yr	6,249.00	
5710-0000	Adm-Payroll	209,216.39	
5710-1000	Admi-Payroll taxes	19,436.92	
5710-5000	Admin-Other Payroll Exp	18,181.33	
5730-0000	Adm-Office Exp-Mgmt Rent	11,157.99	
5732-0000	Adm-Office Exp-Mgmt Exps	10,752.55	
5734-0000	Adm-Office Exp-Phone	440.47	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	125.00	
5756-0000	Adm-Mgmt Exp-Dues & Subs	7,232.76	
5758-0001	Office/Lunchroom Supplies	1,154.91	
5758-0002	Internet/IT Contracts	2,081.59	
5758-0003	Computer Hardware/Software	1,948.64	
5758-0004	Copiers/Office Equipment	1,079.55	
5758-0005	Phone - Corporate/Teleconferencing	864.97	
5758-0006	Phone - Wireless/Cellular	1,286.22	
5758-0007	Postage/Delivery	237.16	
5758-0008	Car Service	521.86	
5758-0009	Printing/Reproduction	9.64	
5758-0010	Corporate Events/Gifts	86.42	
5758-0011	Temporary Staffing	6,120.36	
5758-0012	Other Corp Admin Exp	999.62	
5758-0013	Meals	376.23	
5758-0014	Travel	1,307.30	
5762-0000	Adm-Mgmt Exp-Meals	249.18	
5772-0000	Adm-Other-Tenant Relation	4,245.75	
5810-0000	Insurance-Policies	22,870.24	
5810-1000	Insurance-Workers Comp	1,749.24	
6110-0000	Electric - Sep Tenant Chg	1,124.39	
6212-0000	Svs Costs-Misc Bldg	600.00	
6320-0000	Parking Exp-Misc	3,757.96	
6410-0000	Promotion and Advertising	986.08	
6411-0000	Leasing Meals & Entertainment	7,804.53	
6412-0000	Leasing Miscellaneous		2,880.00
6630-0000	Legal	756.51	
6632-0000	Misc Professional Serv	11,214.10	
6634-0000	Charitable Contributions	379.20	
6642-0000	Misc Company Fees	12,681.09	
6645-0000	Sales & Use Taxes	421.32	
6710-0000	RE Taxes-General	629,253.00	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	158.85	
8201-0000	Mortgage Interest Expense	1,937,897.62	
8302-0000	Amort-Def Financing	328,771.96	
8820-1000	Unrealized Gain/Loss		139.00
Total:		341,400,619.37	341,400,619.37

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
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	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Mar 2015	Mar 2015	Variance		Mar 2015	Mar 2015	Variance	
<b>Revenues</b>								
Rental Income								
% Rent								
% Rent Income	14,006.14	9,751.00	4,255.14	43.64%	27,941.50	28,836.00	(894.50)	-3.10%
Total % Rent Income	14,006.14	9,751.00	4,255.14	43.64%	27,941.50	28,836.00	(894.50)	-3.10%
Total Rental Income	14,006.14	9,751.00	4,255.14	43.64%	27,941.50	28,836.00	(894.50)	-3.10%
<b>Recoveries</b>								
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%	15,000.00	15,000.00	0.00	0.00%
Total Garage/Parking Income	5,000.00	5,000.00	0.00		15,000.00	15,000.00	0.00	
Interest and Other Income								
Interest and Dividend Income								
Investment Income	31.25	26.00	5.25	20.19%	85.58	78.00	7.58	9.72%
Total Interest and Dividend Income	31.25	26.00	5.25	20.19%	85.58	78.00	7.58	9.72%
Service Income								
Misc Bldg Service Income	1,500.00	0.00	1,500.00	0.00%	2,500.00	0.00	2,500.00	0.00%
Total Service Income	1,500.00	0.00	1,500.00		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	1,531.25	26.00	1,505.25	5789.42%	2,865.89	78.00	2,787.89	3574.22%

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Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Total Revenue	20,537.39	14,777.00	5,760.39	38.98%	45,807.39	43,914.00	1,893.39	4.31%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(10,214.06)	(10,218.00)	3.94	0.04%	(30,650.18)	(30,654.00)	3.82	0.01%
Clean-Window Wash Ext	0.00	(34,976.00)	34,976.00	100.00%	(990.00)	(39,928.00)	38,938.00	97.52%
Clean-Window Wash Int	0.00	(13,700.00)	13,700.00	100.00%	0.00	(16,100.00)	16,100.00	100.00%
Clean-Supplies/Materials	0.00	0.00	0.00	0.00%	0.00	(100.00)	100.00	100.00%
Clean-Trash Rem/Recyl-O/S	(381.58)	0.00	(381.58)	0.00%	(381.58)	(500.00)	118.42	23.68%
Clean-Other	(670.13)	(4,100.00)	3,429.87	83.66%	(670.13)	(4,700.00)	4,029.87	85.74%
Total Cleaning	(11,265.77)	(62,994.00)	51,728.23	82.12%	(32,691.89)	(91,982.00)	59,290.11	64.46%
Utilities								
Util-Elec-Public Area	(52,342.95)	(17,874.00)	(34,468.95)	-192.84%	(162,824.67)	(53,963.00)	(108,861.67)	-201.73%
Util-Fuel Oil	0.00	(550.00)	550.00	100.00%	(135.51)	(550.00)	414.49	75.36%
Util-Water/Sewer-Water	(1,878.73)	(1,793.00)	(85.73)	-4.78%	(7,622.54)	(5,379.00)	(2,243.54)	-41.71%
Total Utilities	(54,221.68)	(20,217.00)	(34,004.68)	-168.20%	(170,582.72)	(59,892.00)	(110,690.72)	-184.82%
Repair & Maintenance								
R&M-Payroll-Gen'l	(16,996.25)	(21,331.00)	4,334.75	20.32%	(51,988.01)	(62,323.00)	10,334.99	16.58%
R & M Payroll-OT	(1,722.05)	(1,760.00)	37.95	2.16%	(8,774.72)	(5,228.00)	(3,546.72)	-67.84%
R & M Payroll-Taxes	(1,214.53)	(1,771.00)	556.47	31.42%	(5,179.74)	(6,118.00)	938.26	15.34%
R & M -Benefits	(1,964.15)	(3,754.60)	1,790.45	47.69%	(7,298.16)	(10,005.58)	2,707.42	27.06%
R&M-Elev-Maint Contract	(19,500.00)	(7,292.00)	(12,208.00)	-167.42%	(19,500.00)	(21,876.00)	2,376.00	10.86%
R&M-Elev-Outside Svs	(3,841.79)	(2,158.00)	(1,683.79)	-78.03%	(6,537.66)	(6,474.00)	(63.66)	-0.98%
R&M-HVAC-Contract Svs	0.00	(1,600.00)	1,600.00	100.00%	0.00	(7,500.00)	7,500.00	100.00%
R&M-HVAC-Water Treatment	0.00	0.00	0.00	0.00%	(1,550.00)	(1,500.00)	(50.00)	-3.33%
R&M-HVAC-Supplies	0.00	(250.00)	250.00	100.00%	(4,499.87)	(750.00)	(3,749.87)	-499.98%
R&M-HVAC-Outside Svs	(127,094.35)	0.00	(127,094.35)	0.00%	(129,345.13)	0.00	(129,345.13)	0.00%

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Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
R&M-Electrical-Supplies	0.00	(250.00)	250.00	100.00%	(1,432.30)	(750.00)	(682.30)	-90.97%
R&M-Electrical-Outside Svs	(507.00)	(75.00)	(432.00)	-576.00%	(507.00)	(75.00)	(432.00)	-576.00%
R&M-Plumbing-Supplies	(821.50)	(200.00)	(621.50)	-310.75%	(1,337.62)	(600.00)	(737.62)	-122.94%
R&M-Plumbing-Outside Svs	0.00	(550.00)	550.00	100.00%	0.00	(3,150.00)	3,150.00	100.00%
R&M-Fire/Life Safety-O/S	(285.00)	(650.00)	365.00	56.15%	(810.00)	(650.00)	(160.00)	-24.62%
R&M-GB Interior-Supplies	(3,364.44)	(400.00)	(2,964.44)	-741.11%	(8,482.83)	(400.00)	(8,082.83)	-2020.71%
R&M-GB Interior-O/S	(4,275.10)	(6,758.00)	2,482.90	36.74%	(9,892.69)	(11,274.00)	1,381.31	12.25%
R&M-GB Interior-Pest Cont	(433.32)	(433.00)	(0.32)	-0.07%	(1,299.96)	(1,299.00)	(0.96)	-0.07%
R&M-GB Interior-Plant Mnt	(263.12)	(150.00)	(113.12)	-75.41%	(662.16)	(450.00)	(212.16)	-47.15%
R&M-GB Exterior	0.00	(700.00)	700.00	100.00%	0.00	(700.00)	700.00	100.00%
R&M-Other	(2,402.90)	(1,050.00)	(1,352.90)	-128.85%	(4,522.90)	(1,350.00)	(3,172.90)	-235.03%
Total Repair & Maintenance	(184,685.50)	(51,132.60)	(133,552.90)	-261.19%	(263,620.75)	(142,472.58)	(121,148.17)	-85.03%
Roads & Grounds								
Grounds-Landscape-O/S	0.00	(350.00)	350.00	100.00%	0.00	(1,050.00)	1,050.00	100.00%
Grounds-Snow Rem-Supplies	(1,038.80)	(2,000.00)	961.20	48.06%	(1,038.80)	(5,000.00)	3,961.20	79.22%
Grounds-Snow Rem-O/S	(5,110.00)	0.00	(5,110.00)	0.00%	(5,320.00)	(7,000.00)	1,680.00	24.00%
Total Roads & Grounds	(6,148.80)	(2,350.00)	(3,798.80)	-161.65%	(6,358.80)	(13,050.00)	6,691.20	51.27%
Security								
Security-Contract	(12,757.89)	(19,334.08)	6,576.19	34.01%	(40,887.03)	(58,002.25)	17,115.22	29.51%
Security-Equipment	0.00	(448.00)	448.00	100.00%	(1,234.73)	(1,344.00)	109.27	8.13%
Security-Other	0.00	0.00	0.00	0.00%	(190.00)	0.00	(190.00)	0.00%
Total Security	(12,757.89)	(19,782.08)	7,024.19	35.51%	(42,311.76)	(59,346.25)	17,034.49	28.70%
Management Fees								
	(2,082.33)	(295.02)	(1,787.31)	-605.83%	(6,249.00)	(876.72)	(5,372.28)	-612.77%
Total Management Fees	(2,082.33)	(295.02)	(1,787.31)	-605.83%	(6,249.00)	(876.72)	(5,372.28)	-612.77%
Administrative								
Adm-Payroll	(69,321.09)	(69,495.00)	173.91	0.25%	(209,216.39)	(208,485.00)	(731.39)	-0.35%
Admi-Payroll taxes	(2,419.43)	(5,317.00)	2,897.57	54.50%	(19,436.92)	(17,905.00)	(1,531.92)	-8.56%

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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 Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Admin-Other Payroll Exp	(3,622.42)	(2,293.34)	(1,329.08)	-57.95%	(18,181.33)	5,441.45	(23,622.78)	-434.13%
Adm-Office Exp-Mgmt Rent	(2,398.61)	(3,740.00)	1,341.39	35.87%	(11,157.99)	(11,220.00)	62.01	0.55%
Adm-Office Exp-Mgmt Exps	(3,027.50)	(800.00)	(2,227.50)	-278.44%	(10,752.55)	(2,100.00)	(8,652.55)	-412.03%
Adm-Office Exp-Phone	0.00	(850.00)	850.00	100.00%	(440.47)	(2,550.00)	2,109.53	82.73%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	(125.00)	(1,610.00)	1,485.00	92.24%
Adm-Mgmt Exp-Dues & Subs	(4,963.10)	0.00	(4,963.10)	0.00%	(7,232.76)	(4,273.00)	(2,959.76)	-69.27%
Adm-Mgmt Exp-Meals	(244.00)	0.00	(244.00)	0.00%	(249.18)	0.00	(249.18)	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	(1,057.88)	(1,433.00)	375.12	26.18%	(4,245.75)	(4,299.00)	53.25	1.24%
Adm - Other - Misc	(4,563.05)	(3,016.00)	(1,547.05)	-51.29%	(18,074.47)	(12,051.00)	(6,023.47)	-49.98%
Total Administrative	(91,617.08)	(86,944.34)	(4,672.74)	-5.37%	(299,112.81)	(259,526.55)	(39,586.26)	-15.25%
Insurance								
Insurance-Policies	(7,623.41)	(7,620.50)	(2.91)	-0.04%	(22,870.24)	(22,861.50)	(8.74)	-0.04%
Insurance-Workers Comp	(583.08)	(649.11)	66.03	10.17%	(1,749.24)	(1,947.33)	198.09	10.17%
Total Insurance	(8,206.49)	(8,269.61)	63.12	0.76%	(24,619.48)	(24,808.83)	189.35	0.76%
Total Property Exp-Escalatable	(370,985.54)	(251,984.65)	(119,000.89)	-47.23%	(845,547.21)	(651,954.93)	(193,592.28)	-29.69%
Real Estate Taxes								
RE Taxes-General	(209,751.00)	(209,750.67)	(0.33)	0.00%	(629,253.00)	(629,252.01)	(0.99)	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)	(53.10)	0.15	0.28%	(158.85)	(157.81)	(1.04)	-0.66%
Total Real Estate Taxes	(209,803.95)	(209,803.77)	(0.18)	0.00%	(630,411.85)	(629,409.82)	(1,002.03)	-0.16%
Total Escalatable Expenses	(580,789.49)	(461,788.42)	(119,001.07)	-25.77%	(1,475,959.06)	(1,281,364.75)	(194,594.31)	-15.19%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(1,124.39)	0.00	(1,124.39)	0.00%	(1,124.39)	0.00	(1,124.39)	0.00%

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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 Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Total Non Esc Utilities	(1,124.39)	0.00	(1,124.39)		(1,124.39)	0.00	(1,124.39)	
Service Costs								
Svs Costs-Misc Bldg	(600.00)	0.00	(600.00)	0.00%	(600.00)	0.00	(600.00)	0.00%
Total Service Costs	(600.00)	0.00	(600.00)		(600.00)	0.00	(600.00)	
Parking Expenses								
Parking Exp-Misc	(800.00)	(8,469.00)	7,669.00	90.55%	(3,757.96)	(17,011.00)	13,253.04	77.91%
Total Parking Expenses	(800.00)	(8,469.00)	7,669.00	90.55%	(3,757.96)	(17,011.00)	13,253.04	77.91%
Leasing Costs								
Promotion and Advertising	(818.08)	(165,240.00)	164,421.92	99.50%	(986.08)	(286,420.00)	285,433.92	99.66%
Leasing Meals & Entertainment	(5,424.76)	0.00	(5,424.76)	0.00%	(7,804.53)	0.00	(7,804.53)	0.00%
Leasing Miscellaneous	1,440.00	0.00	1,440.00	0.00%	2,880.00	0.00	2,880.00	0.00%
Total Leasing Costs	(4,802.84)	(165,240.00)	160,437.16	97.09%	(5,910.61)	(286,420.00)	280,509.39	97.94%
Owner Costs								
Legal	0.00	0.00	0.00	0.00%	(756.51)	0.00	(756.51)	0.00%
Misc Professional Serv	(11,214.10)	0.00	(11,214.10)	0.00%	(11,214.10)	0.00	(11,214.10)	0.00%
Bank & Credit Card Fees	0.00	(100.00)	100.00	100.00%	0.00	(100.00)	100.00	100.00%
Charitable Contributions	(379.20)	(1,424.00)	1,044.80	73.37%	(379.20)	(1,424.00)	1,044.80	73.37%
Misc Company Fees	0.00	0.00	0.00	0.00%	(12,681.09)	0.00	(12,681.09)	0.00%
Sales & Use Taxes	0.00	0.00	0.00	0.00%	(421.32)	0.00	(421.32)	0.00%
Total Owner Costs	(11,593.30)	(1,524.00)	(10,069.30)	-660.72%	(25,452.22)	(1,524.00)	(23,928.22)	-1570.09%
Total Property Exp-Non Escalatable	(18,920.53)	(175,233.00)	156,312.47	89.20%	(36,845.18)	(304,955.00)	268,109.82	87.92%
Total Operating Expenses	(599,710.02)	(637,021.42)	37,311.40	5.86%	(1,512,804.24)	(1,586,319.75)	73,515.51	4.63%

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Accrual

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Thru:	Actual Mar 2015	Current Period Budget Mar 2015	Variance		Actual Mar 2015	Year-To-Date Budget Mar 2015	Variance	
Net Operating Income (Loss)	(579,172.63)	(622,244.42)	43,071.79	6.92%	(1,466,996.85)	(1,542,405.75)	75,408.90	4.89%
Interest Expense								
Mortgage Interest Expense	(655,982.66)	(635,384.00)	(20,598.66)	-3.24%	(1,937,897.62)	(1,831,934.00)	(105,963.62)	-5.78%
Total Interest Expense	(655,982.66)	(635,384.00)	(20,598.66)	-3.24%	(1,937,897.62)	(1,831,934.00)	(105,963.62)	-5.78%
Amort of Financing Costs								
Amort-Def Financing	(62,346.20)	0.00	(62,346.20)	0.00%	(328,771.96)	0.00	(328,771.96)	0.00%
Total Amort of Financing Costs	(62,346.20)	0.00	(62,346.20)		(328,771.96)	0.00	(328,771.96)	
Gain (Loss) on Inv/Hedge								
Unrealized Gain/Loss	23.67	0.00	23.67	0.00%	139.00	0.00	139.00	0.00%
Total Gain (Loss) on Inv/Hedge	23.67	0.00	23.67		139.00	0.00	139.00	
Net Income(Loss)	(1,297,477.82)	(1,257,628.42)	(39,849.40)	-3.17%	(3,733,527.43)	(3,374,339.75)	(359,187.68)	-10.64%
CASH FLOW ADJUSTMENTS:								
Non-Cash Expenses:								
Depreciation/Amortization	62,346.20	0.00	62,346.20		328,771.96	0.00	328,771.96	
Debt Service Accrual	43,732.18	0.00	43,732.18		(205,763.64)	0.00	(205,763.64)	
Real Estate Tax Accrual	209,751.00	0.00	209,751.00		629,253.00	0.00	629,253.00	
Real Estate Tax Prepayment	52.95	0.00	52.95		(476.56)	0.00	(476.56)	
Insurance Prepayment	8,206.49	0.00	8,206.49		24,619.48	0.00	24,619.48	
Change in Capital Assets:								
Redevelopment Costs	(164,822.98)	(287,031.85)	122,208.87	42.58%	(586,332.83)	(1,105,145.20)	518,812.37	46.95%
Other Balance Sheet Adjustments:								
Change in A/R	0.00	0.00	0.00		264,779.54	0.00	264,779.54	
Change in A/P	(112,724.23)	0.00	(112,724.23)		107,326.26	0.00	107,326.26	

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**Comparative Income Statement**  
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Accrual

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Thru:	Current Period				Year-To-Date			
	Actual Mar 2015	Budget Mar 2015	Variance		Actual Mar 2015	Budget Mar 2015	Variance	
Change in Mortgage/Notes Payable	612,250.48	0.00	612,250.48		3,178,193.26	0.00	3,178,193.26	
Change in Other Assets	(23.67)	0.00	(23.67)		(139.00)	0.00	(139.00)	
Change in Other Liabilities	(24,610.20)	0.00	(24,610.20)		(37,335.17)	0.00	(37,335.17)	
Change in I/C Balances	13,460.08	0.00	13,460.08		22,219.98	0.00	22,219.98	
Change in Equity	0.00	0.00	0.00		282,000.00	0.00	282,000.00	
Total Cash Flow Adjustments	647,618.30	0.00	934,650.15	325.63%	4,007,116.28	0.00	5,112,261.48	462.59%
Cash Balances:								
Cash Balance - Beginning of Period	7,642,916.48	0.00	7,642,916.48	0.00%	6,719,468.11	0.00	6,719,468.11	0.00%
Net Income/(Loss)	(1,297,477.82)	0.00	(39,849.40)		(3,733,527.43)	0.00	(359,187.68)	
+/- Cash Flow Adjustments	647,618.30	0.00	934,650.15		4,007,116.28	0.00	5,112,261.48	
Cash Balance - End of Period	6,993,056.96	0.00	8,537,717.23		6,993,056.96	0.00	11,472,541.90	
Cash Balance Composition:								
Operating Cash	775,376.96	0.00	775,376.96		775,376.96	0.00	775,376.96	
Escrow Cash	6,217,680.00	0.00	6,217,680.00		6,217,680.00	0.00	6,217,680.00	
Total Cash	6,993,056.96	0.00	6,993,056.96		6,993,056.96	0.00	6,993,056.96	



1812 N. Moore  
BUDGET COMPARISON REPORT  
Period Ended March 31, 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		42,942	43,836	(895)	-2.04%	
Interest and Other Income		2,866	78	2,788	3574.22%	
<b>Total Rental Income</b>	<b>\$</b>	<b>45,807</b>	<b>\$ 43,914</b>	<b>\$ 1,893</b>		
<b>Operating Expenses:</b>						
Cleaning	\$	(32,692)	\$ (91,982)	\$ 59,290	64.46%	A
Utilities		(181,218)	(59,892)	(121,326)	-202.57%	B
Repairs and Maintenance		(263,621)	(142,473)	(121,148)	-85.03%	C
Roads and Grounds		(6,359)	(13,050)	6,691	51.27%	
Security		(42,312)	(59,346)	17,034	28.70%	D
Management Fees		(4,818)	(877)	(3,941)	-449.50%	
Administrative		(299,113)	(259,527)	(39,586)	-15.25%	E
Insurance		(24,619)	(24,809)	189	0.76%	
Real Estate Taxes		(630,412)	(629,410)	(1,002)	-0.16%	
Non- Escalatable Expenses		(36,291)	(304,955)	268,664	88.10%	F
Professional Services/ Other		-	-	-	0.00%	
<b>Total Expenses</b>	<b>\$</b>	<b>(1,521,453)</b>	<b>\$ (1,586,320)</b>	<b>\$ 64,866</b>	<b>4.09%</b>	
<b>Net Operating Income (Loss)</b>	<b>\$</b>	<b>(1,475,646)</b>	<b>\$ (1,542,406)</b>	<b>\$ 66,760</b>	<b>-4.33%</b>	
<b>Other Income and Expenses:</b>						
Interest Expense	\$	(1,937,898)	\$ (1,831,934)	\$ (105,964)	-5.78%	G
Unrealized Gain/Loss		139	-	139	0.00%	
Amortization - Financing Costs		(328,772)	-	(328,772)	0.00%	
Organization Costs		-	-	-	0.00%	
Depreciation		-	-	-	0.00%	
<b>Total Other Income (Expenses)</b>	<b>\$</b>	<b>(2,266,531)</b>	<b>\$ (1,831,934)</b>	<b>\$ (434,597)</b>	<b>-23.72%</b>	
<b>Net Income (Loss)</b>	<b>\$</b>	<b>(3,742,177)</b>	<b>\$ (3,374,340)</b>	<b>\$ (367,837)</b>	<b>10.90%</b>	
<b>CASH BASIS</b>						
<b>Property Activity</b>						
Net Income (Loss)	\$	(3,742,177)	\$ (3,374,340)	\$ (367,837)	10.90%	
Non-Cash Adjustments to Net Income/(Loss):						
Depreciation/Amortization		(328,772)	-	(328,772)	0.00%	
Capital Expenditures		-	-	-	100.00%	
Redevelopment Costs		(586,333)	(1,105,145)	518,812	46.95%	H
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		4,648,870	-	4,648,870	100.00%	
<b>Total Property Activity</b>	<b>\$</b>	<b>273,589</b>	<b>\$ (4,479,485)</b>	<b>\$ 4,753,074</b>	<b>-106.11%</b>	
<b>Operating Cash Activity</b>						
Plus: Beginning of Year Cash Balance	\$	6,719,468				
Less: Ending Cash Balance (Note A)		6,993,057				
<b>Total Property Activity</b>	<b>\$</b>	<b>273,589</b>				
<b>(Distributions)/Contributions</b>	<b>\$</b>	<b>282,000</b>				
				<b>(Note A) - Ending Cash consists of:</b>		
				Operating & lockbox	\$	775,377
				Money Market		-
				Sweep Investment		-
				Escrows		6,217,680
				<b>Total</b>	<b>\$</b>	<b>6,993,057</b>

1812 N. Moore  
BUDGET COMPARISON REPORT  
Period Ended March 31, 2015 (Unaudited)  
Accrual Basis  
(Variances Greater than \$10K AND 5% Must Be Explained)

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**Notes:**

<b>A</b>	<b>\$</b>	<b>59,290</b>	<b>The positive variance in Cleaning is primarily due to:</b>
		55,038	Window washing Int and Ext is scheduled for Q2 (Timing Variance)
		4,252	Misc. Variance
	<u>\$</u>	<u>59,290</u>	
<b>B</b>	<b>\$</b>	<b>(121,326)</b>	<b>The negative variance in Utilities is primarily due to:</b>
		(119,497)	Budgeted electricity is less than actual due to the budget assuming electricity would use 540k KWH at an average of \$.09991 per KWH. Actual is coming in at 1.5mil KWH at an average rate of \$.1018 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)
		(1,829)	Miscellaneous variance
	<u>\$</u>	<u>(121,326)</u>	
<b>C</b>	<b>\$</b>	<b>(121,148)</b>	<b>The negative variance in Repairs and Maintenance is primarily due to:</b>
		(129,345)	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)
		8,197	Miscellaneous variance
	<u>\$</u>	<u>(121,148)</u>	
<b>D</b>	<b>\$</b>	<b>17,034</b>	<b>The positive variance in Security is primarily due to:</b>
		17,115	Budgeted Security Contract is higher than actual due a reduction in security staffing for loading dock coverage. (Permanent Variance)
		(81)	Miscellaneous variance
	<u>\$</u>	<u>17,034</u>	
<b>E</b>	<b>\$</b>	<b>(39,586)</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)
		(8,653)	Underbudgeted Verizon costs. (Timing Variance)
		(6,023)	Budgeted Admin other is lower than actual do to the timing of allocated expenses and well as unbudgeted placement of \$3k. (Timing Variance)
		(5,326)	Miscellaneous variance
	<u>\$</u>	<u>(39,586)</u>	
<b>F</b>	<b>\$</b>	<b>268,664</b>	<b>The positive variance in Non-Escalatable expenses is primarily due to:</b>
		277,629	Budgeted Promotion and Advertising is higher than actual mainly due to the timing of marketing efforts. (Timing Variance)
		13,253	Budgeted Parking misc is higher than actual due to CSI repairs to occur later in the year (Timing Variance)
		(11,214)	Budgeted Misc Prof services is lower than actual primarily due to snow & ice consultant (Permanent Variance)
		(12,681)	Budgeted Misc Company Fees is lower than actual due to the Arlington County Transportation Contribution occurring ahead of schedule (Timing Variance)
		1,677	Miscellaneous variance
	<u>\$</u>	<u>268,664</u>	
<b>G</b>	<b>\$</b>	<b>(105,964)</b>	<b>The negative variance in Interest Exp is primarily due to:</b>
		(105,964)	Budgeted interest expense is lower than actual do to change in loan terms and balance at closing. (Permanent Variance)
		(0)	Miscellaneous variance
	<u>\$</u>	<u>(105,964)</u>	
<b>H</b>	<b>\$</b>	<b>518,812</b>	<b>The positive variance in Redevelopment Costs is primarily due to:</b>
		518,812	Budgeted development costs are higher than actual primarily due to timing of the remaining base building work. (Timing Variance)
		-	Miscellaneous variance
	<u>\$</u>	<u>518,812</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 03/15

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 A, 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: ABM ABM Janitorial Services-Mid Atlanti**

7810540	3/12/2015		WaterLeak	5160-0000	1,240.00	0.00	1,240.00	4/7/2015	1625	04/15
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**Vendor: DAV007 DAVIS, CARTER, SCOTT LTD**

26333	2/24/2015		public benefits	0132-0100	14,766.55	0.00	14,766.55	4/7/2015	1629	04/15
26333	2/24/2015		public benefits	0132-0100	1,561.68	0.00	1,561.68	4/7/2015	1629	04/15
3029.22	2/24/2015		reimbursables	0132-0100	29.22	0.00	29.22	4/7/2015	1629	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
3029.22	2/24/2015		construction admin	0132-0100	3,000.00	0.00	3,000.00	4/7/2015	1629	04/15
<b>Vendor: DEL002 DELAWARE SECRETARY OF STATE</b>										
4130875-2015	3/25/2015		1812Hldgs2014DELLCFe	6632-0000	300.00	0.00	300.00	4/7/2015	1630	04/15
<b>Vendor: DEN005 Deniz Yener</b>										
ALDY032415	3/24/2015		Broker Events	6411-0000	142.40	0.00	142.40	4/6/2015	13141	04/15
<b>Vendor: DIS004 Distinctive Plantings</b>										
29667	3/27/2015		Mar2015PlantMaint	5385-0000	63.60	0.00	63.60	4/7/2015	1631	04/15
<b>Vendor: DOM002 DOMINION VIRGINIA POWER</b>										
3485030315B	3/3/2015		1/30-3/2/15 31112575	5210-0000	569.87	0.00	569.87	4/25/2015	485031315	04/15
<b>Vendor: DYN003 Dynalectric Company</b>										
TM60395	3/11/2015		ReplacedBallast	5336-0000	961.44	0.00	961.44	4/7/2015	1632	04/15
<b>Vendor: ECS002 ECS Mid atlantic,LLC</b>										
467142	2/10/2015		GroundwaterTesting	5390-0000	445.00	0.00	445.00	4/7/2015	1633	04/15
<b>Vendor: ENG003 Engineers Outlet</b>										
273433	3/24/2015		Brush	5380-0000	180.20	0.00	180.20	4/7/2015	1634	04/15
<b>Vendor: FIR010 FIRST CORPORATE SEDANS CORP</b>										
AL791305	3/19/2015		Aileen Cahill	5758-0008	157.04	0.00	157.04	4/6/2015	13143	04/15
<b>Vendor: KBUR01 Kevin Burns</b>										
KevinB.3/19/15	3/19/2015		Staff lunch	5758-0013	14.43	0.00	14.43	4/6/2015	13144	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: LAZ002 Laz Parking Mid Atlantic LLC</b>										
3488799	2/15/2015		Feb2015Parking-Credi	6412-0000	-1,440.00	0.00	-1,440.00			
<b>Vendor: LIM002 Limbach</b>										
348503162015	3/18/2015		Insulation&Ductwork	5336-0000	55,855.00	0.00	55,855.00	4/7/2015	1638	04/15
<b>Vendor: MAC010 Macrolease Corp</b>										
174935	3/28/2015		Mar2015FitnessCtrLea	5772-0000	1,057.88	0.00	1,057.88	4/7/2015	1639	04/15
<b>Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC</b>										
DTF0215ROSS	3/16/2015		DUE TO MPS 2/15	0491-0010	8,612.66	0.00	8,612.66	4/7/2015	1641	04/15
<b>Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC</b>										
3485_0000000000	3/31/2015		Management Fee	5610-0000	2,083.00	0.00	2,083.00	4/7/2015	1642	04/15
<b>Vendor: MTB001 Metro Test &amp; Balance, Inc.</b>										
300628-1	3/16/2015		Flood Investigation	5336-0000	1,580.00	0.00	1,580.00	4/7/2015	1643	04/15
<b>Vendor: OTI002 OTIS ELEVATOR COMPANY</b>										
NQA05043215	3/27/2015		MaintenanceContract	5320-0000	6,500.00	0.00	6,500.00			
NQA05043315	3/27/2015		MarchMaintenance	5320-0000	6,500.00	0.00	6,500.00			
NQA05043415	3/27/2015		AprilMaintenance	5320-0000	6,500.00	0.00	6,500.00			
NQA20513001	3/18/2015		WaterInPit	5336-0000	445.65	0.00	445.65	4/7/2015	1644	04/15
<b>Vendor: PEA004 Peapod, LLC</b>										
ALk60561695	3/23/2015		Customer ID ox82558	5758-0001	12.57	0.00	12.57	4/6/2015	13146	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: PRO025 IESI-MD Corporation</b>										
1300342520	2/28/2015		TrashRemoval	5152-0000	381.58	0.00	381.58	4/7/2015	1645	04/15
<b>Vendor: RAD001 Radice Enterprises, LLC</b>										
817	3/28/2015		Metal&MarbleMaint	5381-0000	2,032.55	0.00	2,032.55	4/7/2015	1646	04/15
<b>Vendor: REA002 REALDATA MANAGEMENT INC</b>										
AL8098Z.Q2.15	4/1/2015		NY 8098Z SUPPORT SVC	6410-0000	750.43	0.00	750.43	4/6/2015	13149	04/15
<b>Vendor: RVC001 R &amp; V Contractor, Inc.</b>										
3131	3/14/2015		PaintConcreteFloor	6320-0000	800.00	0.00	800.00	4/7/2015	1647	04/15
<b>Vendor: SCH016 Schneider Electric Building</b>										
009599	12/4/2014		15thFlrVAVCheck	5342-0000	507.00	0.00	507.00	4/7/2015	1648	04/15
010396	3/30/2015		CommunicationLoss	5336-0000	672.00	0.00	672.00	4/7/2015	1648	04/15
<b>Vendor: SMI005 SmithGroup, Inc.</b>										
0105372	11/6/2014		Deloitte Test Fit	6632-0000	2,748.00	0.00	2,748.00	4/7/2015	1650	04/15
<b>Vendor: TIM007 TIM HELMIG</b>										
ALTHPers0315	3/17/2015		Cab from airport	5758-0008	1.62	0.00	1.62	4/6/2015	13151	04/15
ALTHPers0315	3/17/2015		Broker Event GLove	6411-0000	318.87	0.00	318.87	4/6/2015	13151	04/15
Expense Period 03/15 Total:					119,350.24	0.00	119,350.24			
<b>1812 Holdings, LLC Total:</b>					<b>117,910.24</b>	<b>0.00</b>	<b>117,910.24</b>			
<b>Grand Total:</b>					<b>117,910.24</b>	<b>0.00</b>	<b>117,910.24</b>			





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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
<b>1582</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>FED007</b>	<b>FEDERAL LOCK &amp; SAFE, INC</b>					
3485	DoorCloser			5381-0000	0109865-IN	3/2/2015	4/1/2015	210.00	210.00
							<i>Check Total:</i>	210.00	210.00
<b>1583</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>MAC010</b>	<b>Macrolease Corp</b>					
3485	Feb2015FitnessCtrLea			5772-0000	173185	2/27/2015	3/29/2015	1,057.88	1,057.88
							<i>Check Total:</i>	1,057.88	1,057.88
<b>1584</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>RAD001</b>	<b>Radice Enterprises, LLC</b>					
3485	Metal&MarbleMaint			5381-0000	801	2/18/2015	3/20/2015	2,032.55	2,032.55
							<i>Check Total:</i>	2,032.55	2,032.55
<b>1585</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>REA024</b>	<b>Realogic Analytics Inc</b>					
3485	340 ABSTRACTING			5758-0003	32933	2/6/2015	3/8/2015	75.00	75.00
							<i>Check Total:</i>	75.00	75.00
<b>1586</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>SCH016</b>	<b>Schneider Electric Building</b>					
3485	BuildingNetwork		3485021521	5336-0000	010122	2/25/2015	3/27/2015	676.00	676.00
							<i>Check Total:</i>	676.00	676.00
<b>1587</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>SEA005</b>	<b>SEAMLESSWEB PROFESSIONAL</b>					
3485	Staff Meal			5732-0000	2016543	3/1/2015	3/31/2015	137.91	137.91
							<i>Check Total:</i>	137.91	137.91
<b>1588</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>VER012</b>	<b>VERIZON</b>					
3485	2/28 9135007785			5732-0000	2/28 913500778	2/28/2015	3/30/2015	240.76	240.76
3485	2/28 9509007540			5732-0000	2/28 950900754	2/28/2015	3/30/2015	91.37	91.37
							<i>Check Total:</i>	332.13	332.13
<b>1589</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>WBM001</b>	<b>W.B. MASON</b>					
3485	Cable			5380-0000	I23776860	2/18/2015	3/20/2015	12.18	12.18
							<i>Check Total:</i>	12.18	12.18
<b>1590</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>WIL020</b>	<b>WILKES ARTIS, CHARTERED</b>					

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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3485	2015 TAX ASSMNT			6716-0000	F1529808	2/13/2015	3/15/2015	1,000.00	1,000.00
							<i>Check Total:</i>	<i>1,000.00</i>	<i>1,000.00</i>
<b>1591</b>	<b>3/10/2015</b>	<b>03/15</b>	<b>WON001</b>	<b>Wonderlic, Inc.</b>					
3485	Addtl Svcs R Pottert			5710-5000	6369238	2/13/2015	3/15/2015	7.89	7.89
							<i>Check Total:</i>	<i>7.89</i>	<i>7.89</i>
<b>1592</b>	<b>3/11/2015</b>	<b>03/15</b>	<b>CLE010</b>	<b>Clean &amp; Polish Bldg Solutions, Inc.</b>					
3485	LobbyGlass		3485021512	5130-0000	30541	2/24/2015	3/26/2015	990.00	990.00
							<i>Check Total:</i>	<i>990.00</i>	<i>990.00</i>
<b>1593</b>	<b>3/11/2015</b>	<b>03/15</b>	<b>DAV004</b>	<b>DAVIS &amp; GILBERT LLP</b>					
3485	legal - leasing		3485011529	0132-0100	286202	1/20/2015	2/19/2015	214.00	214.00
							<i>Check Total:</i>	<i>214.00</i>	<i>214.00</i>
<b>1594</b>	<b>3/11/2015</b>	<b>03/15</b>	<b>DAV007</b>	<b>DAVIS, CARTER, SCOTT LTD</b>					
3485	public benefits			0132-0100	26332	1/26/2015	2/25/2015	5,752.36	5,752.36
							<i>Check Total:</i>	<i>5,752.36</i>	<i>5,752.36</i>
<b>1595</b>	<b>3/11/2015</b>	<b>03/15</b>	<b>ECS002</b>	<b>ECS Mid atlantic,LLC</b>					
3485	public beneifts			0132-0100	467303	2/10/2015	3/12/2015	1,601.75	1,601.75
							<i>Check Total:</i>	<i>1,601.75</i>	<i>1,601.75</i>
<b>1596</b>	<b>3/11/2015</b>	<b>03/15</b>	<b>ENG003</b>	<b>Engineers Outlet</b>					
3485	Tile			5380-0000	272507	3/3/2015	4/2/2015	136.74	136.74
3485	Paint		3485021520	5380-0000	272586	3/4/2015	4/3/2015	2,809.00	2,809.00
							<i>Check Total:</i>	<i>2,945.74</i>	<i>2,945.74</i>
<b>1597</b>	<b>3/11/2015</b>	<b>03/15</b>	<b>GRNSTN</b>	<b>GREENSTEIN DELORME &amp; LUCHS PC</b>					
3485	laz parking lease		3485121433	0132-0100	174389	11/10/2014	12/10/2014	1,377.50	1,377.50
3485	pmo lease		3485011510	0132-0100	174390	11/10/2014	12/10/2014	1,000.50	1,000.50
3485	legal leasing		3485021515	0132-0100	175336	1/13/2015	2/12/2015	57.00	57.00
3485	verizon		3485011526	0132-0100	175340	1/13/2014	2/12/2014	1,461.50	1,461.50





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Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount
							<i>Check Total:</i>	234.27	0.00
<b>1612</b>	<b>3/27/2015</b>	<b>03/15</b>	<b>COM029</b>	<b>COMMERCIAL PROTECTION SYSTEMS, INC</b>					
3485	FireAlarmPanelWaterD		3485021517	5336-0000	4020	2/20/2015	3/22/2015	698.00	0.00
3485	DisconnectDetectors			5372-0000	4030	2/27/2015	3/29/2015	245.00	0.00
3485	ReinstallDevices			5336-0000	4045	3/12/2015	4/11/2015	170.00	0.00
							<i>Check Total:</i>	1,113.00	0.00
<b>1613</b>	<b>3/27/2015</b>	<b>03/15</b>	<b>ECS002</b>	<b>ECS Mid atlantic,LLC</b>					
3485	GroundwaterTesting		3485031523	5390-0000	469900	3/10/2015	4/9/2015	520.00	0.00
							<i>Check Total:</i>	520.00	0.00
<b>1614</b>	<b>3/27/2015</b>	<b>03/15</b>	<b>ENG003</b>	<b>Engineers Outlet</b>					
3485	PlumbingSupplies		3485011516	5360-0000	272706	3/6/2015	4/5/2015	821.50	0.00
							<i>Check Total:</i>	821.50	0.00
<b>1615</b>	<b>3/27/2015</b>	<b>03/15</b>	<b>JOS005</b>	<b>Joseph Neto &amp; Associates</b>					
3485	ExcessiveWaterExposu		3485031515	5336-0000	1316322	3/6/2015	4/5/2015	900.00	0.00
							<i>Check Total:</i>	900.00	0.00
<b>1616</b>	<b>3/27/2015</b>	<b>03/15</b>	<b>MAR040</b>	<b>Maryland Applicators, Inc.</b>					
3485	LobbyCeilingRestorati			5336-0000	348503092015	3/9/2015	4/8/2015	64,100.00	0.00
							<i>Check Total:</i>	64,100.00	0.00
<b>1617</b>	<b>3/27/2015</b>	<b>03/15</b>	<b>MON020</b>	<b>MONDAY PROPERTIES SERVICES, LLC</b>					
3485	DUE TO MPS 1/15			5756-0000	3485012015DUE	3/9/2015	4/8/2015	4,313.10	0.00
3485	DUE TO MPS 1/15			0132-0100	3485012015DUE	3/9/2015	4/8/2015	788.84	0.00
3485	DUE TO MP 1/15			0132-0100	3485012015DUE	3/9/2015	4/8/2015	5,000.00	0.00
							<i>Check Total:</i>	10,101.94	0.00
<b>1618</b>	<b>3/27/2015</b>	<b>03/15</b>	<b>MONCMF</b>	<b>MONDAY PROPERTIES SERVICES LLC</b>					
3485	CAPITAL			0132-0100	3485DVF0215	2/28/2015	3/30/2015	3,072.60	0.00
							<i>Check Total:</i>	3,072.60	0.00





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Entity	Reference		P.O. Number	Account Number	Number	Date		Amount	Amount	Amount
<i>Check Total:</i>								913.34	0.00	913.34
<b>13012</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>TIM009</b>	<b>Time Warner Cable</b>						
3485	210 2/1/15 #03006530			5758-0002	AL02012015	2/1/2015	3/3/2015	20.13	0.00	20.13
<i>Check Total:</i>								20.13	0.00	20.13
<b>13014</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>UNI005</b>	<b>UNITED PARCEL SERVICE</b>						
3485	VA 0721WH/A148V1 2/2			5758-0007	AL000A148V1095	2/28/2015	3/30/2015	23.07	0.00	23.07
<i>Check Total:</i>								23.07	0.00	23.07
<b>13019</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>USG001</b>	<b>US GREEN BUILDING COUNCIL</b>						
3485	USGBC Membership			5756-0000	AL90843134	2/18/2015	3/20/2015	948.02	0.00	948.02
<i>Check Total:</i>								948.02	0.00	948.02
<b>13020</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>WAL008</b>	<b>WALSH, COLUCCI, LUBELEY &amp; WALSH P.C</b>						
3485	Realize Rosslyn			6632-0000	AL203433	2/10/2015	3/12/2015	2,519.23	0.00	2,519.23
<i>Check Total:</i>								2,519.23	0.00	2,519.23
<b>13023</b>	<b>3/9/2015</b>	<b>03/15</b>	<b>XER005</b>	<b>Xerox Financial Services LLC</b>						
3485	NY - Lease Payment			5758-0004	AL273333	2/10/2015	3/12/2015	15.31	0.00	15.31
<i>Check Total:</i>								15.31	0.00	15.31
<b>13025</b>	<b>3/13/2015</b>	<b>03/15</b>	<b>ICO002</b>	<b>iContact LLC</b>						
3485	3/1-3/31 Monthly Ad			6410-0000	AL5557962	2/10/2015	3/12/2015	24.00	0.00	24.00
<i>Check Total:</i>								24.00	0.00	24.00
<b>13026</b>	<b>3/13/2015</b>	<b>03/15</b>	<b>ICO002</b>	<b>iContact LLC</b>						
3485	Icontact 4/1-4/30			6410-0000	AL5606268	3/10/2015	4/9/2015	43.65	0.00	43.65
<i>Check Total:</i>								43.65	0.00	43.65
<b>13029</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>CIT006</b>	<b>CITISTORAGE INC.</b>						
3485	NY #2510 STORAGE FI			5758-0001	AL0790834	2/2/2015	3/4/2015	9.71	0.00	9.71



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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
<i>Check Total:</i>								9.71	9.71
<b>13032</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>DYN006</b>	<b>Dynamex Inc</b>					
3485	Messenger Service			5758-0007	AL1747869	2/28/2015	3/30/2015	6.85	6.85
<i>Check Total:</i>								6.85	6.85
<b>13035</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>FRE013</b>	<b>Freshdirect</b>					
3485	NY 11717338932-2015C			5758-0001	AL201502	3/3/2015	3/18/2015	2.97	2.97
<i>Check Total:</i>								2.97	2.97
<b>13046</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>					
3485	Account #1197			5758-0005	AL1197150301	3/1/2015	3/31/2015	12.82	12.82
<i>Check Total:</i>								12.82	12.82
<b>13048</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>					
3485	VA-Acct# 1775 3/1/15			5758-0005	AL1775150301	3/1/2015	3/31/2015	189.06	189.06
<i>Check Total:</i>								189.06	189.06
<b>13049</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>UNI005</b>	<b>UNITED PARCEL SERVICE</b>					
3485	VA 0721WH/A148V1 3/1			5758-0007	AL000A148V1105	3/7/2015	4/6/2015	21.33	21.33
<i>Check Total:</i>								21.33	21.33
<b>13052</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>VER013</b>	<b>VERIZON WIRELESS</b>					
3485	VA-Acct#720396355000			5758-0006	AL9741394070	2/28/2015	3/30/2015	535.44	535.44
<i>Check Total:</i>								535.44	535.44
<b>13057</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>WBM001</b>	<b>W.B. MASON</b>					
3485	NY C2012992 OFF/ADM			5758-0004	ALIS0334023	2/28/2015	3/30/2015	0.44	0.44
3485	NY C2012992 OFF/ADM			5758-0001	ALIS0334023	2/28/2015	3/30/2015	10.69	10.69
<i>Check Total:</i>								11.13	11.13
<b>13060</b>	<b>3/16/2015</b>	<b>03/15</b>	<b>XER005</b>	<b>Xerox Financial Services LLC</b>					
3485	VA-Con#010000055900			5758-0004	AL283094	3/5/2015	4/4/2015	325.06	325.06

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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
<i>Check Total:</i>								325.06	325.06
<b>13062</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>ALL019</b>	<b>Allied Telecom Group LLC</b>					
3485	208 INTRNT ACCESS			5758-0002	AL1030658	3/5/2015	4/4/2015	64.76	64.76
<i>Check Total:</i>								64.76	64.76
<b>13067</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>CDW001</b>	<b>CDW DIRECT LLC</b>					
3485	319 SPARE HD'S			5758-0003	ALSS10104	2/24/2015	3/26/2015	42.05	42.05
<i>Check Total:</i>								42.05	42.05
<b>13069</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>CDW001</b>	<b>CDW DIRECT LLC</b>					
3485	319 HD AND RAM			5758-0003	ALSS30748	2/24/2015	3/26/2015	75.84	75.84
<i>Check Total:</i>								75.84	75.84
<b>13070</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>DEN005</b>	<b>Deniz Yener</b>					
3485	Broker Events/Meals			6411-0000	ALDY031215	3/13/2015	4/12/2015	82.04	82.04
<i>Check Total:</i>								82.04	82.04
<b>13077</b>	<b>3/23/2015</b>	<b>03/15</b>	<b>SEA005</b>	<b>SEAMLESSWEB PROFESSIONAL</b>					
3485	SnowRemovalFood			5732-0000	AL2018163	3/8/2015	4/7/2015	60.71	60.71
3485	Lunch for N.Morrill			5758-0013	AL2018163	3/8/2015	4/7/2015	94.93	94.93
<i>Check Total:</i>								155.64	155.64
<b>13087</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>CEL003</b>	<b>Celine Van Der Linden-Petty Cash</b>					
3485	misc. office supplie			5758-0001	ALPC03/20/15	3/20/2015	4/19/2015	4.41	4.41
3485	lunch reception cove			5758-0013	ALPC03/20/15	3/20/2015	4/19/2015	2.54	2.54
<i>Check Total:</i>								6.95	6.95
<b>13095</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>CIT006</b>	<b>CITISTORAGE INC.</b>					
3485	NY 2510 STORAGE FE			5758-0001	AL0795598	3/2/2015	4/1/2015	9.80	9.80
<i>Check Total:</i>								9.80	9.80
<b>13104</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>HEM003</b>	<b>HEM IT, INC</b>					
3485	212 HEM Q1			5758-0002	AL1191	3/4/2015	4/3/2015	395.30	395.30

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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount	Amount
<i>Check Total:</i>								395.30	0.00	395.30
<b>13106</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>INT023</b>	<b>Interior Foliage Design Inc</b>						
3485	NY 3980 APRIL MANTN			5758-0012	AL187259	3/12/2015	4/11/2015	0.85	0.00	0.85
<i>Check Total:</i>								0.85	0.00	0.85
<b>13109</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>KAS004</b>	<b>Kaseya US Sales LLC</b>						
3485	354KASEYA			5758-0003	ALINV000018283	3/26/2015	4/25/2015	351.38	0.00	351.38
<i>Check Total:</i>								351.38	0.00	351.38
<b>13110</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>NOV006</b>	<b>Nova Offset Corp</b>						
3485	B.C. for B.Potterton			5758-0001	AL55390	3/16/2015	4/15/2015	17.20	0.00	17.20
<i>Check Total:</i>								17.20	0.00	17.20
<b>13112</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>PEA004</b>	<b>Peapod, LLC</b>						
3485	Customer ID ox82558			5758-0001	ALk60157683	3/10/2015	4/9/2015	12.10	0.00	12.10
<i>Check Total:</i>								12.10	0.00	12.10
<b>13114</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>PEA004</b>	<b>Peapod, LLC</b>						
3485	Customer ID ox82558			5758-0001	ALk60366823	3/16/2015	4/15/2015	12.08	0.00	12.08
<i>Check Total:</i>								12.08	0.00	12.08
<b>13117</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>QUI006</b>	<b>Quick Messenger Services of DC Inc</b>						
3485	1812 Courier Charges			6411-0000	AL0568822	3/2/2015	4/1/2015	39.41	0.00	39.41
<i>Check Total:</i>								39.41	0.00	39.41
<b>13119</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>RED005</b>	<b>Red Top Cab of Arlington</b>						
3485	Acct# 2840200			5758-0008	AL020609	2/28/2015	3/30/2015	15.73	0.00	15.73
<i>Check Total:</i>								15.73	0.00	15.73
<b>13123</b>	<b>3/30/2015</b>	<b>03/15</b>	<b>SOL007</b>	<b>The Solutions Group</b>						
3485	200 TSG DEC 14			5758-0002	AL22508	12/31/2014	1/30/2015	23.97	0.00	23.97

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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
							<i>Check Total:</i>	23.97	0.00
13125	3/30/2015	03/15	TIM005	TIME WARNER CABLE OF NYC					
3485	NY #815020007031247			5758-0001	AL249538334	3/22/2015	4/21/2015	0.88	0.00
							<i>Check Total:</i>	0.88	0.00
13127	3/30/2015	03/15	TIM009	Time Warner Cable					
3485	210 - 3/15#030065301			5758-0002	AL03012015	3/1/2015	3/31/2015	26.76	0.00
							<i>Check Total:</i>	26.76	0.00
13130	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE					
3485	VA 0721WH/A148V1 3/2			5758-0007	AL000A148V1125	3/21/2015	4/20/2015	3.33	0.00
							<i>Check Total:</i>	3.33	0.00
13132	3/30/2015	03/15	UNI005	UNITED PARCEL SERVICE					
3485	NY 0721WH/A9826T 3/2			5758-0007	AL000A9826T125	3/21/2015	4/20/2015	22.31	0.00
							<i>Check Total:</i>	22.31	0.00
13135	3/30/2015	03/15	WBM001	W.B. MASON					
3485	Office supplies			5758-0001	ALIS0334074	2/28/2015	3/30/2015	210.69	0.00
3485	Rental coffee machin			5758-0004	ALIS0334074	2/28/2015	3/30/2015	11.39	0.00
							<i>Check Total:</i>	222.08	0.00
13137	3/30/2015	03/15	XER005	Xerox Financial Services LLC					
3485	NY 010-0007854-002			5758-0004	AL288664	3/13/2015	4/2/2015	15.31	0.00
							<i>Check Total:</i>	15.31	0.00
VCRE150	3/13/2015	03/15	ZAC001	Accenture LLP			<i>Hand Check</i>		
3485	2/15 LSE ADMIN			5758-0011	VC1000757475	3/4/2015	4/3/2015	592.59	0.00
							<i>Check Total:</i>	592.59	0.00
111420115	3/10/2015	03/15	ZAC001	Accenture LLP			<i>Hand Check</i>		
3485	207 01/15 LSE ADMIN			5758-0011	VC1000751145	2/12/2015	3/14/2015	592.59	0.00



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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	Amount	Amount	Amount

Grand Total: 1,153,597.16 0.00 1,153,597.16

1812 N. Moore	ACCT	MAV	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	
March 1, 2015	LEASING	a1 4/9																	
Management Fees	MGMT		273	379	2,083	5,598	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	3	25,000	25,000	-	
			273	379	2,083	5,598	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	3	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	4,242	389	(9,655)	128,016	2,187	20,314	69,090	104,806	9,794		337,909	313,344	24,565	
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	-	155,165	3,546,428	-	-	-	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	-	155,165	886,607	-	-	-	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	-	11,500	27,114	-	-	-	78,113	69,307	8,806	
TI - Construction	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		-
TI - Landlord Work	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	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	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%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total CM Fee			-	-	-	-	-	-	-	-	-	-	205,237	-	-	205,237	205,237	-