



1812 HOLDINGS, LLC
Financial Report
May 31, 2015



Rosslyn Portfolio

Building 1812 Holdings, LLC

Financial Report

Month Ended May 31, 2015



SECTION 1

Executive Summary

SECTION 2

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

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SECTION 3

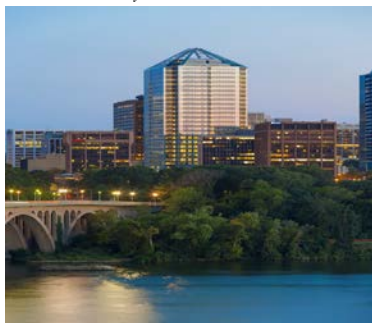
Open Status Report

Check Register

Capital Expenditure Analysis

SECTION 1

Executive Summary



STRATEGY

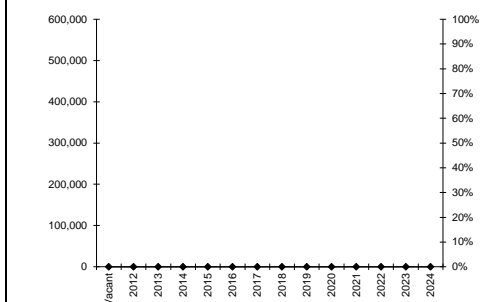
This skyline-defining trophy investment, delivered in November 2013, is expected to attract prestigious, credit tenants seeking signature office space in one of the most high-profile buildings in the Washington, DC metro area. The MP leasing team, working in conjunction with NGKF, is aggressively pursuing 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	\$ 147,325,809	50% LTV	5.440% Dec-17

CASH FLOW PERFORMANCE



Period	31-May-15	Actual	Budget	PSF
Projected Occupancy		0.0%	0.0%	
Effective Gross Revenue	\$	89,415	\$	74,761
Real Estate Taxes		(1,050,019)		(1,049,022)
Operating Expenses		(1,439,762)		(1,447,369)
Net Operating Income		(2,400,366)		(2,421,630)
Tenant Improvements		-		-
Leasing Commissions		-		-
Capital Improvements		(1,393,541)		(1,250,633)
Total Leasing and Capital		(1,393,541)		(1,250,633)
CF before Senior Debt Service		(3,793,907)		(12,672,263)
Senior Debt Service		(3,311,429)		(3,144,945)
DSCR on NOI		-0.72x		-0.77x
DSCR on CF before Senior Debt Service		0.00x		0.00x
CF after Senior Debt Service	\$	(7,105,336)	\$	(15,817,208)

LEASING

NGKF 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.

RECENT LEASING ACTIVITY

[illegible]

LEASE PROPOSALS

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

MAJOR CAPITAL PROJECTS

2013		Total
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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.

May 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land

69,649,707.50

Building

188,384,988.31

Total Direct Investments in Real Property

258,034,695.81

Indirect Investments in Real Property

EQUITY CONSOL INV

5,185.70

Total Indirect Investments in Real Property

5,185.70

Total Investments in Real Property

258,039,881.51

Cash and Cash Equivalents

OPERATING CASH

425,653.93

Total Cash and Cash Equivalents

425,653.93

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

(32,359.82)

Other A/R

(2,880.00)

Total Accounts and Notes Receivable, net

(35,239.82)

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing

4,157,863.52

Acc Amort-Def Financing

(692,977.26)

Total Deferred Financing

3,464,886.26

Other Assets

Deposits

91,678.00

Prepaid Insurance

24,619.51

Prepaid Taxes

370.66

Interest Rate Cap

637,800.00

Total Other Assets

754,468.17

Total Def Financing & Other Assets

4,219,354.43

TOTAL ASSETS

268,309,497.05

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Database: MONDAYPROD
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May 2015

Mtge Pay-Construction Fin	147,325,808.65
Total Mortgage Notes Payable	147,325,808.65
Accounts Payable, Accrued Exp & Other	
Accounts Payable Trade	493,709.12
Accr Miscellaneous	132,587.24
Accr Taxes	1,048,755.00
Accr Capital Expenditures	0.00
Accr Interest/Financing	465,280.06
Deferred Liability	0.00
Total Accounts Payable, Accrued Exp & Other	2,140,331.42
TOTAL LIABILITIES	149,466,140.07
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	6,766,577.35
Total I/E Adjustments	6,766,577.35
Current Year Profit (Loss)	(6,271,523.35)
Total Current & Prior Profit (Loss)	(6,271,523.35)
TOTAL EQUITY ACCOUNTS	118,843,356.98
TOTAL LIABILITY AND EQUITY	268,309,497.05

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Trial Balance
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1812 Holdings, LLC

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Accrual

Year to Date Balances for period 05/15
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Account	Description	Debit	Credit
0112-0000	Land	69,649,707.50	
0132-0100	WIP - Base Building	188,384,988.31	
0222-0000	Deferred Financing	4,157,863.52	
0229-0000	Acc Amort-Def Financing		692,977.26
0311-0004	Cash - Operating 4	424,375.66	
0311-0005	Cash -Other	1,278.27	
0411-0100	Cash - Escrow	5,659,847.00	
0491-0010	Due To/From Managing Agen		32,359.81
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		4,361.28
0561-0000	Other A/R		2,880.00
0611-0000	Deposits	91,678.00	
0632-0000	Prepaid Insurance	24,619.51	
0633-0000	Prepaid Taxes	370.66	
0642-0702	Interest Rate Cap	637,800.00	
0822-4002	Inv in Equities	5,185.70	
2130-0000	Mtge Pay-Construction Fin		147,325,808.65
2511-0000	Accounts Payable Trade		493,709.12
2552-0000	Accr Miscellaneous		132,587.24
2553-0000	Accr Taxes		1,048,755.00
2556-0000	Accr Interest/Financing		465,280.06
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		57,882.49
4171-0000	Gar/Prkg Income		25,000.00
4591-0000	Investment Income		128.15
4862-0000	Misc Bldg Service Income		2,500.00
4862-1400	Other Income		3,624.39
4891-0000	Misc Other Income		280.31
5120-0000	Clean-Contract Interior	51,088.66	
5130-0000	Clean-Window Wash Ext	1,768.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	1,554.03	
5160-0000	Clean-Other	5,340.00	
5210-0000	Util-Elec-Public Area	225,315.33	
5230-0000	Util-Fuel Oil	135.51	
5250-0000	Util-Water/Sewer-Water	6,389.65	
5310-0000	R&M-Payroll-Gen'l	91,146.19	
5310-1000	R & M Payroll-OT	12,755.76	
5310-2000	R & M Payroll-Taxes	7,966.31	
5310-4000	R & M -Benefits	13,452.65	
5320-0000	R&M-Elev-Maint Contract	32,500.00	
5322-0000	R&M-Elev-Outside Svs	17,098.88	
5330-0000	R&M-HVAC-Contract Svs	874.00	
5332-0000	R&M-HVAC-Water Treatment	5,227.00	
5334-0000	R&M-HVAC-Supplies	5,891.85	
5336-0000	R&M-HVAC-Outside Svs	193,439.40	
5340-0000	R&M-Electrical-Supplies	2,051.42	
5342-0000	R&M-Electrical-Outside Svs	3,504.87	
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	27,826.50	
5380-0000	R&M-GB Interior-Supplies	9,703.48	
5381-0000	R&M-GB Interior-O/S	13,643.63	
5384-0000	R&M-GB Interior-Pest Cont	2,166.60	

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Account	Description	Debit	Credit
5385-0000	R&M-GB Interior-Plant Mnt	725.76	
5390-0000	R&M-Other	8,003.73	
5412-0000	Grounds-Landscape-O/S	263.70	
5430-0000	Grounds-Snow Rem-Supplies	1,038.80	
5432-0000	Grounds-Snow Rem-O/S	5,775.00	
5520-0000	Security-Contract	65,793.40	
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	325,431.13	
5710-1000	Admi-Payroll taxes	23,555.23	
5710-5000	Admin-Other Payroll Exp	23,899.63	
5730-0000	Adm-Office Exp-Mgmt Rent	19,880.55	
5732-0000	Adm-Office Exp-Mgmt Exps	16,832.13	
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	1,724.81	
5758-0002	Internet/IT Contracts	3,659.48	
5758-0003	Computer Hardware/Software	2,458.63	
5758-0004	Copiers/Office Equipment	1,604.97	
5758-0005	Phone - Corporate/Teleconferencing	1,484.06	
5758-0006	Phone - Wireless/Cellular	2,442.58	
5758-0007	Postage/Delivery	272.54	
5758-0008	Car Service	702.44	
5758-0009	Printing/Reproduction	9.64	
5758-0010	Corporate Events/Gifts	86.42	
5758-0011	Temporary Staffing	6,493.65	
5758-0012	Other Corp Admin Exp	3,462.89	
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	6,937.92	
5810-0000	Insurance-Policies	38,117.06	
5810-1000	Insurance-Workers Comp	2,915.40	
6110-0000	Electric - Sep Tenant Chg	1,888.15	
6212-0000	Svs Costs-Misc Bldg	600.00	
6320-0000	Parking Exp-Misc	14,747.10	
6410-0000	Promotion and Advertising	34,465.88	
6411-0000	Leasing Meals & Entertainment	24,972.07	
6630-0000	Legal	2,088.55	
6632-0000	Misc Professional Serv	24,807.61	
6634-0000	Charitable Contributions	1,042.81	
6642-0000	Misc Company Fees	14,476.09	
6645-0000	Sales & Use Taxes	483.88	
6710-0000	RE Taxes-General	1,048,755.00	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	264.75	
7511-0000	Marketing	12.28	
8201-0000	Mortgage Interest Expense	3,311,429.19	
8302-0000	Amort-Def Financing	559,764.38	
8820-1000	Unrealized Gain/Loss		36.29
Total:		343,862,271.48	343,862,271.48

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Comparative Income Statement
SOP Detail - W/Cash Flow Format
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Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Revenues								
Rental Income								
% Rent								
% Rent Income	15,579.93	10,786.00	4,793.93	44.45%	57,882.49	49,631.00	8,251.49	16.63%
Total % Rent Income	15,579.93	10,786.00	4,793.93	44.45%	57,882.49	49,631.00	8,251.49	16.63%
Total Rental Income	15,579.93	10,786.00	4,793.93	44.45%	57,882.49	49,631.00	8,251.49	16.63%
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%	25,000.00	25,000.00	0.00	0.00%
Total Garage/Parking Income	5,000.00	5,000.00	0.00		25,000.00	25,000.00	0.00	
Interest and Other Income								
Interest and Dividend Income								
Investment Income	7.28	26.00	(18.72)	-72.00%	128.15	130.00	(1.85)	-1.42%
Total Interest and Dividend Income	7.28	26.00	(18.72)	-72.00%	128.15	130.00	(1.85)	-1.42%
Service Income								
Misc Bldg Service Income	0.00	0.00	0.00	0.00%	2,500.00	0.00	2,500.00	0.00%
Other Income	3,624.39	0.00	3,624.39	0.00%	3,624.39	0.00	3,624.39	0.00%
Total Service Income	3,624.39	0.00	3,624.39		6,124.39	0.00	6,124.39	
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	

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Thru:	Actual May 2015	Current Period Budget May 2015	Variance		Actual May 2015	Year-To-Date Budget May 2015	Variance	
Total Interest and Other Income	3,631.67	26.00	3,605.67	3867.96%	6,532.85	130.00	6,402.85	4925.27%
Total Revenue	24,211.60	15,812.00	8,399.60	53.12%	89,415.34	74,761.00	14,654.34	19.60%
Operating Expenses								
Escalatable Expenses								
Property Exp-Escalatable								
Cleaning								
Clean-Contract Interior	(10,218.42)	(10,218.00)	(0.42)	0.00%	(51,088.66)	(51,090.00)	1.34	0.00%
Clean-Window Wash Ext	(778.00)	(2,476.00)	1,698.00	68.58%	(1,768.00)	(44,880.00)	43,112.00	96.06%
Clean-Window Wash Int	0.00	(1,700.00)	1,700.00	100.00%	0.00	(19,000.00)	19,000.00	100.00%
Clean-Supplies/Materials	0.00	0.00	0.00	0.00%	0.00	(200.00)	200.00	100.00%
Clean-Trash Rem/Recyl-O/S	(426.87)	(500.00)	73.13	14.63%	(1,554.03)	(1,000.00)	(554.03)	-55.40%
Clean-Other	(2,400.00)	(600.00)	(1,800.00)	-300.00%	(5,340.00)	(5,300.00)	(40.00)	-0.75%
Total Cleaning	(13,823.29)	(15,494.00)	1,670.71	10.78%	(59,750.69)	(121,470.00)	61,719.31	50.81%
Utilities								
Util-Elec-Public Area	(34,235.27)	(19,140.00)	(15,095.27)	-78.87%	(225,315.33)	(92,219.00)	(133,096.33)	-144.33%
Util-Fuel Oil	0.00	0.00	0.00	0.00%	(135.51)	(550.00)	414.49	75.36%
Util-Water/Sewer-Water	4,294.60	(1,793.00)	6,087.60	339.52%	(6,389.65)	(8,965.00)	2,575.35	28.73%
Total Utilities	(29,940.67)	(20,933.00)	(9,007.67)	-43.03%	(231,840.49)	(101,734.00)	(130,106.49)	-127.89%
Repair & Maintenance								
R&M-Payroll-Gen'l	(18,223.58)	(20,496.00)	2,272.42	11.09%	(91,146.19)	(104,150.00)	13,003.81	12.49%
R & M Payroll-OT	(2,694.80)	(1,762.00)	(932.80)	-52.94%	(12,755.76)	(8,696.00)	(4,059.76)	-46.69%
R & M Payroll-Taxes	(1,299.26)	(1,703.00)	403.74	23.71%	(7,966.31)	(9,583.00)	1,616.69	16.87%
R & M -Benefits	(3,677.45)	(3,160.64)	(516.81)	-16.35%	(13,452.65)	(16,937.38)	3,484.73	20.57%
R&M-Elev-Maint Contract	(13,000.00)	(7,292.00)	(5,708.00)	-78.28%	(32,500.00)	(36,460.00)	3,960.00	10.86%
R&M-Elev-Outside Svs	(8,122.70)	(2,158.00)	(5,964.70)	-276.40%	(17,098.88)	(10,790.00)	(6,308.88)	-58.47%
R&M-HVAC-Contract Svs	(437.00)	(4,300.00)	3,863.00	89.84%	(874.00)	(13,400.00)	12,526.00	93.48%
R&M-HVAC-Water Treatment	(2,609.00)	0.00	(2,609.00)	0.00%	(5,227.00)	(1,500.00)	(3,727.00)	-248.47%

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	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
R&M-HVAC-Supplies	0.00	(250.00)	250.00	100.00%	(5,891.85)	(1,250.00)	(4,641.85)	-371.35%
R&M-HVAC-Outside Svs	(38,345.16)	0.00	(38,345.16)	0.00%	(193,439.40)	0.00	(193,439.40)	0.00%
R&M-Electrical-Supplies	(375.42)	(250.00)	(125.42)	-50.17%	(2,051.42)	(1,250.00)	(801.42)	-64.11%
R&M-Electrical-Outside Svs	(2,997.87)	0.00	(2,997.87)	0.00%	(3,504.87)	(75.00)	(3,429.87)	-4573.16%
R&M-Plumbing-Supplies	0.00	(200.00)	200.00	100.00%	(1,393.34)	(1,000.00)	(393.34)	-39.33%
R&M-Plumbing-Outside Svs	0.00	(550.00)	550.00	100.00%	0.00	(7,550.00)	7,550.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	0.00	0.00	0.00%	(31.72)	0.00	(31.72)	0.00%
R&M-Fire/Life Safety-O/S	(4,062.50)	0.00	(4,062.50)	0.00%	(27,826.50)	(1,797.00)	(26,029.50)	-1448.50%
R&M-GB Interior-Supplies	0.00	(1,000.00)	1,000.00	100.00%	(9,703.48)	(1,400.00)	(8,303.48)	-593.11%
R&M-GB Interior-O/S	(2,250.94)	(2,258.00)	7.06	0.31%	(13,643.63)	(15,790.00)	2,146.37	13.59%
R&M-GB Interior-Pest Cont	(433.32)	(433.00)	(0.32)	-0.07%	(2,166.60)	(2,165.00)	(1.60)	-0.07%
R&M-GB Interior-Plant Mnt	0.00	(150.00)	150.00	100.00%	(725.76)	(750.00)	24.24	3.23%
R&M-GB Exterior	0.00	0.00	0.00	0.00%	0.00	(700.00)	700.00	100.00%
R&M-Other	(2,937.08)	(150.00)	(2,787.08)	-1858.05%	(8,003.73)	(1,650.00)	(6,353.73)	-385.07%
Total Repair & Maintenance	(101,466.08)	(46,112.64)	(55,353.44)	-120.04%	(449,403.09)	(236,893.38)	(212,509.71)	-89.71%
Roads & Grounds								
Grounds-Landscape-O/S	(216.00)	(1,150.00)	934.00	81.22%	(263.70)	(2,550.00)	2,286.30	89.66%
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	0.00	0.00	0.00	0.00%	(5,775.00)	(7,000.00)	1,225.00	17.50%
Total Roads & Grounds	(216.00)	(1,150.00)	934.00	81.22%	(7,077.50)	(14,550.00)	7,472.50	51.36%
Security								
Security-Contract	(10,732.44)	(19,334.08)	8,601.64	44.49%	(65,793.40)	(96,670.42)	30,877.02	31.94%
Security-Equipment	0.00	(448.00)	448.00	100.00%	(1,234.73)	(2,240.00)	1,005.27	44.88%
Security-Other	0.00	0.00	0.00	0.00%	(707.50)	0.00	(707.50)	0.00%
Total Security	(10,732.44)	(19,782.08)	9,049.64	45.75%	(67,735.63)	(98,910.42)	31,174.79	31.52%
Management Fees								
	0.00	(315.72)	315.72	100.00%	(11,847.41)	(1,492.62)	(10,354.79)	-693.73%
Total Management Fees	0.00	(315.72)	315.72	100.00%	(11,847.41)	(1,492.62)	(10,354.79)	-693.73%

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Administrative								
Adm-Payroll	(40,574.44)	(69,497.00)	28,922.56	41.62%	(325,431.13)	(347,477.00)	22,045.87	6.34%
Admi-Payroll taxes	(1,645.83)	(3,586.00)	1,940.17	54.10%	(23,555.23)	(26,808.00)	3,252.77	12.13%
Admin-Other Payroll Exp	(2,060.27)	(4,315.76)	2,255.49	52.26%	(23,899.63)	(3,926.60)	(19,973.03)	-508.66%
Adm-Office Exp-Mgmt Rent	(4,361.28)	(3,740.00)	(621.28)	-16.61%	(19,880.55)	(18,700.00)	(1,180.55)	-6.31%
Adm-Office Exp-Mgmt Exps	(2,837.81)	(650.00)	(2,187.81)	-336.59%	(16,832.13)	(3,400.00)	(13,432.13)	-395.06%
Adm-Office Exp-Phone	0.00	(850.00)	850.00	100.00%	(440.47)	(4,250.00)	3,809.53	89.64%
Adm-Mgmt Exp-Tuition,Educ	0.00	0.00	0.00	0.00%	(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	0.00	0.00	0.00	0.00%	(473.18)	0.00	(473.18)	0.00%
Adm-Other-Community Relat	0.00	(285.00)	285.00	100.00%	0.00	(760.00)	760.00	100.00%
Adm-Other-Tenant Relation	(1,469.51)	(1,433.00)	(36.51)	-2.55%	(6,937.92)	(7,165.00)	227.08	3.17%
Adm - Other - Misc	(2,845.86)	(3,119.00)	273.14	8.76%	(26,667.74)	(26,743.00)	75.26	0.28%
Total Administrative	(55,795.00)	(87,475.76)	31,680.76	36.22%	(451,489.97)	(446,247.60)	(5,242.37)	-1.17%
Insurance								
Insurance-Policies	(7,623.41)	(7,620.50)	(2.91)	-0.04%	(38,117.06)	(38,102.50)	(14.56)	-0.04%
Insurance-Workers Comp	(583.08)	(649.11)	66.03	10.17%	(2,915.40)	(3,245.55)	330.15	10.17%
Total Insurance	(8,206.49)	(8,269.61)	63.12	0.76%	(41,032.46)	(41,348.05)	315.59	0.76%
Total Property Exp-Escalatable	(220,179.97)	(199,532.81)	(20,647.16)	-10.35%	(1,320,177.24)	(1,062,646.07)	(257,531.17)	-24.23%
Real Estate Taxes								
RE Taxes-General	(209,751.00)	(209,750.67)	(0.33)	0.00%	(1,048,755.00)	(1,048,753.35)	(1.65)	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)	(56.83)	3.88	6.83%	(264.75)	(268.67)	3.92	1.46%
Total Real Estate Taxes	(209,803.95)	(209,807.50)	3.55	0.00%	(1,050,019.75)	(1,049,022.02)	(997.73)	-0.10%
Total Escalatable Expenses	(429,983.92)	(409,340.31)	(20,643.61)	-5.04%	(2,370,196.99)	(2,111,668.09)	(258,528.90)	-12.24%
Property Exp-Non Escalatable								

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Accrual

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Thru:	Actual May 2015	Current Period Budget May 2015	Variance		Actual May 2015	Year-To-Date Budget May 2015	Variance	
Non Esc Utilities								
Electric - Sep Tenant Chg	(466.20)	0.00	(466.20)	0.00%	(1,888.15)	0.00	(1,888.15)	0.00%
Total Non Esc Utilities	(466.20)	0.00	(466.20)		(1,888.15)	0.00	(1,888.15)	
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	(6,849.14)	(3,344.00)	(3,505.14)	-104.82%	(14,747.10)	(23,199.00)	8,451.90	36.43%
Total Parking Expenses	(6,849.14)	(3,344.00)	(3,505.14)	-104.82%	(14,747.10)	(23,199.00)	8,451.90	36.43%
Leasing Costs								
Promotion and Advertising	(23,910.14)	(40,240.00)	16,329.86	40.58%	(34,465.88)	(358,500.00)	324,034.12	90.39%
Leasing Meals & Entertainment	(277.22)	0.00	(277.22)	0.00%	(24,972.07)	0.00	(24,972.07)	0.00%
Total Leasing Costs	(24,187.36)	(40,240.00)	16,052.64	39.89%	(59,437.95)	(358,500.00)	299,062.05	83.42%
Owner Costs								
Legal	(973.66)	0.00	(973.66)	0.00%	(2,088.55)	0.00	(2,088.55)	0.00%
Misc Professional Serv	(4,903.51)	(1,500.00)	(3,403.51)	-226.90%	(24,807.61)	(1,500.00)	(23,307.61)	-1553.84%
Bank & Credit Card Fees	0.00	0.00	0.00	0.00%	0.00	(100.00)	100.00	100.00%
Charitable Contributions	0.00	0.00	0.00	0.00%	(1,042.81)	(1,424.00)	381.19	26.77%
Misc Company Fees	(1,795.00)	0.00	(1,795.00)	0.00%	(14,476.09)	0.00	(14,476.09)	0.00%
Sales & Use Taxes	0.00	0.00	0.00	0.00%	(483.88)	0.00	(483.88)	0.00%
Total Owner Costs	(7,672.17)	(1,500.00)	(6,172.17)	-411.48%	(42,898.94)	(3,024.00)	(39,874.94)	-1318.62%
Total Property Exp-Non Escalatable	(39,174.87)	(45,084.00)	5,909.13	13.11%	(119,572.14)	(384,723.00)	265,150.86	68.92%
General & Administrative								
Marketing	(12.28)	0.00	(12.28)	0.00%	(12.28)	0.00	(12.28)	0.00%

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	Current Period				Year-To-Date			
Thru:	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Total General & Administrative	(12.28)	0.00	(12.28)		(12.28)	0.00	(12.28)	
Total Operating Expenses	(469,171.07)	(454,424.31)	(14,746.76)	-3.25%	(2,489,781.41)	(2,496,391.09)	6,609.68	0.26%
Net Operating Income (Loss)	(444,959.47)	(438,612.31)	(6,347.16)	-1.45%	(2,400,366.07)	(2,421,630.09)	21,264.02	0.88%
Interest Expense								
Mortgage Interest Expense	(689,944.12)	(691,647.00)	1,702.88	0.25%	(3,311,429.19)	(3,144,945.00)	(166,484.19)	-5.29%
Total Interest Expense	(689,944.12)	(691,647.00)	1,702.88	0.25%	(3,311,429.19)	(3,144,945.00)	(166,484.19)	-5.29%
Amort of Financing Costs								
Amort-Def Financing	(115,496.21)	0.00	(115,496.21)	0.00%	(559,764.38)	0.00	(559,764.38)	0.00%
Total Amort of Financing Costs	(115,496.21)	0.00	(115,496.21)		(559,764.38)	0.00	(559,764.38)	
Gain (Loss) on Inv/Hedge								
Unrealized Gain/Loss	131.39	0.00	131.39	0.00%	36.29	0.00	36.29	0.00%
Total Gain (Loss) on Inv/Hedge	131.39	0.00	131.39		36.29	0.00	36.29	
Net Income(Loss)	(1,250,268.41)	(1,130,259.31)	(120,009.10)	-10.62%	(6,271,523.35)	(5,566,575.09)	(704,948.26)	-12.66%

CASH FLOW ADJUSTMENTS:

Non-Cash Expenses:

Depreciation/Amortization	115,496.21	0.00	115,496.21	559,764.38	0.00	559,764.38
Debt Service Accrual	3,102.13	0.00	3,102.13	(199,671.46)	0.00	(199,671.46)
Real Estate Tax Accrual	209,751.00	0.00	209,751.00	1,048,755.00	0.00	1,048,755.00
Real Estate Tax Prepayment	52.95	0.00	52.95	(370.66)	0.00	(370.66)
Insurance Prepayment	8,206.49	0.00	8,206.49	41,032.46	0.00	41,032.46

Change in Capital Assets:

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Thru:	Current Period				Year-To-Date			
	Actual May 2015	Budget May 2015	Variance		Actual May 2015	Budget May 2015	Variance	
Redevelopment Costs	(408,270.12)	(8,858,456.29)	8,450,186.17	95.39%	(1,393,541.40)	(10,250,633.34)	8,857,091.94	86.41%
Other Balance Sheet Adjustments:								
Change in A/R	0.00	0.00	0.00		267,659.54	0.00	267,659.54	
Change in A/P	118,042.50	0.00	118,042.50		483,125.14	0.00	483,125.14	
Change in Mortgage/Notes Payable	686,841.99	0.00	686,841.99		4,589,808.65	0.00	4,589,808.65	
Change in Other Assets	(131.39)	0.00	(131.39)		(36.29)	0.00	(36.29)	
Change in Other Liabilities	18,038.38	0.00	18,038.38		(20,981.63)	0.00	(20,981.63)	
Change in I/C Balances	13,479.57	0.00	13,479.57		(19,987.56)	0.00	(19,987.56)	
Change in Equity	0.00	0.00	0.00		282,000.00	0.00	282,000.00	
Total Cash Flow Adjustments	764,609.71	0.00	9,623,066.00	108.63%	5,637,556.17	0.00	15,888,189.51	155.00%
Cash Balances:								
Cash Balance - Beginning of Period	6,571,159.63	0.00	6,571,159.63	0.00%	6,719,468.11	0.00	6,719,468.11	0.00%
Net Income/(Loss)	(1,250,268.41)	0.00	(120,009.10)		(6,271,523.35)	0.00	(704,948.26)	
+/- Cash Flow Adjustments	764,609.71	0.00	9,623,066.00		5,637,556.17	0.00	15,888,189.51	
Cash Balance - End of Period	6,085,500.93	0.00	16,074,216.52		6,085,500.93	0.00	21,902,709.35	
Cash Balance Composition:								
Operating Cash	425,653.93	0.00	425,653.93		425,653.93	0.00	425,653.93	
Escrow Cash	5,659,847.00	0.00	5,659,847.00		5,659,847.00	0.00	5,659,847.00	
Total Cash	6,085,500.93	0.00	6,085,500.93		6,085,500.93	0.00	6,085,500.93	

1812 N. Moore
BUDGET COMPARISON REPORT
Period Ended May 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>	
Rental Income:						
Rental Income	\$	-	\$	-	100.00%	
Recoveries		-		-	100.00%	
Parking Income		82,882	74,631	8,251	11.06%	
Interest and Other Income		6,533	130	6,403	4925.27%	
Total Rental Income	\$	89,415	\$ 74,761	\$ 14,654		
Operating Expenses:						
Cleaning	\$	(59,751)	\$ (121,470)	\$ 61,719	50.81%	A
Utilities		(231,840)	(101,734)	(130,106)	-127.89%	B
Repairs and Maintenance		(449,403)	(236,893)	(212,510)	-89.71%	C
Roads and Grounds		(7,078)	(14,550)	7,473	51.36%	
Security		(67,736)	(98,910)	31,175	31.52%	D
Management Fees		(11,847)	(1,493)	(10,355)	-693.73%	E
Administrative		(451,490)	(446,248)	(5,242)	-1.17%	
Insurance		(41,032)	(41,348)	316	0.76%	
Real Estate Taxes		(1,050,020)	(1,049,022)	(998)	-0.10%	
Non- Escalatable Expenses		(119,572)	(384,723)	265,151	68.92%	F
Professional Services/ Other		(12)	-	(12)	0.00%	
Total Expenses	\$	(2,489,781)	\$ (2,496,391)	\$ 6,610	0.26%	
Net Operating Income (Loss)	\$	(2,400,366)	\$ (2,421,630)	\$ 21,264	-0.88%	
Other Income and Expenses:						
Interest Expense	\$	(3,311,429)	\$ (3,144,945)	\$ (166,484)	-5.29%	G
Unrealized Gain/Loss		36	-	36	0.00%	
Amortization - Financing Costs		(559,764)	-	(559,764)	0.00%	
Organization Costs		-	-	-	0.00%	
Depreciation		-	-	-	0.00%	
Total Other Income (Expenses)	\$	(3,871,157)	\$ (3,144,945)	\$ (726,212)	-23.09%	
Net Income (Loss)	\$	(6,271,523)	\$ (5,566,575)	\$ (704,948)	12.66%	
CASH BASIS						
Property Activity						
Net Income (Loss)	\$	(6,271,523)	\$ (5,566,575)	\$ (704,948)	12.66%	
Non-Cash Adjustments to Net Income/(Loss):						
Depreciation/Amortization		(559,764)	-	(559,764)	0.00%	
Capital Expenditures		-	-	-	100.00%	
Redevelopment Costs		(1,393,541)	(10,250,633)	8,857,092	86.41%	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		7,308,862	-	7,308,862	100.00%	
Total Property Activity	\$	(633,967)	\$ (15,817,208)	\$ 15,183,241	-95.99%	
Operating Cash Activity						
Plus: Beginning of Year Cash Balance	\$	6,719,468				
Less: Ending Cash Balance (Note A)		6,085,501				
Total Property Activity	\$	(633,967)				
(Distributions)/Contributions	\$	282,000				
				(Note A) - Ending Cash consists of:		
				Operating & lockbox	\$	425,654
				Money Market		-
				Sweep Investment		-
				Escrows		5,659,847
				Total	\$	6,085,501

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

Notes:

A	\$	61,719	The positive variance in Cleaning is primarily due to:
		62,112	Window washing Int and Ext is scheduled for Q2 (Timing Variance)
		(393)	Misc. Variance
	<u>\$</u>	<u>61,719</u>	
B	\$	(130,106)	The negative variance in Utilities is primarily due to:
		(133,096)	Budgeted electricity is less than actual due to the budget assuming electricity would use 949k KWH at an average of \$.09741 per KWH. Actual is coming in at 2.1mil KWH at an average rate of \$.1029 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)
		2,990	Miscellaneous variance
	<u>\$</u>	<u>(130,106)</u>	
C	\$	(212,510)	The negative variance in Repairs and Maintenance is primarily due to:
		(193,439)	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)
		(26,030)	Budgeted Fire Life Safety is lower than actual due to required Arlington County systems testing. This will offset as the work was budgeted in Q4. (Timing Variance)
		6,959	Miscellaneous variance
	<u>\$</u>	<u>(212,510)</u>	
D	\$	31,175	The positive variance in Security is primarily due to:
		30,877	Budgeted Security Contract is higher than actual due a reduction in security staffing for loading dock coverage. (Permanent Variance)
		298	Miscellaneous variance
	<u>\$</u>	<u>31,175</u>	
E	\$	(10,355)	The negative variance in Managements Fees is primarily due to:
		(10,355)	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>(10,355)</u>	
F	\$	265,151	The positive variance in Non-Escalatable expenses is primarily due to:
		299,062	Budgeted Promotion and Advertising is higher than actual mainly due to the timing of marketing efforts. (Timing Variance)
		(23,308)	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 Arlington Transportation Contribution paid prior to budget. Item was budgeted in June. (Timing Variance)
		2,078	Miscellaneous variance
	<u>\$</u>	<u>265,151</u>	
G	\$	(166,484)	The negative variance in Interest Exp is primarily due to:
		(166,484)	Budgeted interest expense is lower than actual do to change in loan terms and balance at closing. (Permanent Variance)
		-	Miscellaneous variance
	<u>\$</u>	<u>(166,484)</u>	
H	\$	8,857,092	The positive variance in Redevelopment Costs is primarily due to:
		8,857,092	Budgeted development costs are higher than actual primarily due to timing of the remaining base building work and no leasing to date. (Timing Variance)
		-	Miscellaneous variance
	<u>\$</u>	<u>8,857,092</u>	

SECTION 3

Open Status Report
Check Register
Capital Expenditure Analysis

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All Invoices open at End of Month thru Fiscal Period 05/15

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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All Invoices open at End of Month thru Fiscal Period 05/15

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: CLA021 Clark Construction Group, LLC

PB24	3/31/2015		public benefits	0132-0100	246,613.00	0.00	246,613.00	5/13/2015	485051315	06/15
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Vendor: PET005 PETTY CASH

WTPC4115	4/1/2015		movers for filing ca	0132-0100	555.00	0.00	555.00	6/1/2015	S06012015	06/15
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*** This invoice was REOPENED in Expense Period 05/15 ***

WTPC4115	4/1/2015		euclid chemical	0132-0100	62.87	0.00	62.87	6/1/2015	S06012015	06/15
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*** This invoice was REOPENED in Expense Period 05/15 ***

Expense Period 04/15 Total:					247,230.87	0.00	247,230.87			
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Expense Period: 05/15

Vendor: ARL003 ARLINGTON COUNTY TREASURER

2/23-3/20	4/6/2015		02/23/15-03/20/15	5250-0000	-834.56	0.00	-834.56			
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3/20-4/22	5/6/2015		03/20/15-04/22/15	5250-0000	1,525.68	0.00	1,525.68			
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Vendor: BAY005 Bay Lighting

048115	5/20/2015		Lights	5340-0000	195.38	0.00	195.38	6/10/2015	1713	06/15
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048232	5/13/2015		Lights	5340-0000	180.04	0.00	180.04	6/10/2015	1713	06/15
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Vendor: BR0012 Broadview Networks, Inc.

16053508	5/15/2015		MayElevLines	5322-0000	217.70	0.00	217.70	6/10/2015	1714	06/15
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Vendor: CBL001 Citybizlist, Inc.

AL0000914	5/1/2015		DC Advertising	6410-0000	759.43	0.00	759.43	6/1/2015	13470	06/15
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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
Vendor: CLA021 Clark Construction Group, LLC										
PB25	4/30/2015		public benefits	0132-0100	148,206.00	0.00	148,206.00	6/2/2015	T06022015	06/15
Vendor: CLE010 Clean & Polish Bldg Solutions, Inc.										
31205	5/19/2015		10thFIRAllucabondCle	5160-0000	2,400.00	0.00	2,400.00	6/10/2015	1716	06/15
Vendor: COM032 COMCAST										
ALCOMCAST5/15	5/21/2015		Acct# 05613951384012	5758-0001	7.94	0.00	7.94	6/1/2015	13473	06/15
Vendor: DAV007 DAVIS, CARTER, SCOTT LTD										
16174B	7/24/2014		RAS #90	0132-0100	6,259.50	0.00	6,259.50	6/10/2015	1719	06/15
26171B	5/28/2014		RAS #88, #90, #91 &	0132-0100	164,401.25	0.00	164,401.25	6/10/2015	1719	06/15
26172B	6/24/2014		RAS #90	0132-0100	12,000.00	0.00	12,000.00	6/10/2015	1719	06/15
26173B	6/30/2014		RAS #90 & #91	0132-0100	2,224.00	0.00	2,224.00	6/10/2015	1719	06/15
26175B	9/5/2014		RAS #90	0132-0100	179.00	0.00	179.00	6/10/2015	1719	06/15
26176B	10/30/2014		RAS #90	0132-0100	803.50	0.00	803.50	6/10/2015	1719	06/15
26180A	2/24/2015		reimbursables	0132-0100	29.22	0.00	29.22	6/10/2015	1719	06/15
26180A	2/24/2015		add services	0132-0100	42,934.75	0.00	42,934.75	6/10/2015	1719	06/15
26180A	2/24/2015		construction admin	0132-0100	1,500.00	0.00	1,500.00	6/10/2015	1719	06/15
26331	12/15/2014		public benefits	0132-0100	2,428.12	0.00	2,428.12	6/10/2015	1719	06/15
26520	4/10/2014		RAS #9	0132-0100	225.00	0.00	225.00	6/10/2015	1719	06/15
26709	3/20/2015		RAS #59	0132-0100	520.00	0.00	520.00	6/10/2015	1719	06/15
61307	4/27/2015		RAS #25	0132-0100	7,200.00	0.00	7,200.00	6/10/2015	1719	06/15
66803	4/27/2015		RAS #62	0132-0100	6,000.00	0.00	6,000.00	6/10/2015	1719	06/15

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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
Vendor: DOM002 DOMINION VIRGINIA POWER										
WT3485050115C	5/1/2015		3/31-4/30 #580350662	5210-0000	15,929.82	0.00	15,929.82	5/7/2015	85050115C	06/15
Vendor: FED007 FEDERAL LOCK & SAFE, INC										
0111093-IN	5/22/2015		InstallDeadbolts	5381-0000	218.39	0.00	218.39	6/10/2015	1721	06/15
Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC										
176367	3/4/2015		Verizon/Cell	0132-0100	1,741.50	0.00	1,741.50	6/10/2015	1722	06/15
AL176962	4/9/2015		WBJ Contract	6410-0000	288.43	0.00	288.43	6/1/2015	13475	06/15
Vendor: ICO002 iContact LLC										
AL5707901	5/11/2015		icontact Sub 6/1-6/3	6410-0000	33.10	0.00	33.10	6/1/2015	13476	06/15
Vendor: JAM010 James Berkon										
JB415	4/29/2015		misc reimbursables	0132-0100	303.15	0.00	303.15	6/10/2015	1723	06/15
Vendor: KIN011 Kingfisher Systems, Inc.										
6	4/28/2015		Cel DAS	0132-0100	2,100.00	0.00	2,100.00	6/10/2015	1725	06/15
Vendor: LIG002 The lighting Practice, Inc.										
18649	12/31/2014		Crown Lighting	6632-0000	4,635.00	0.00	4,635.00	6/10/2015	1726	06/15
18649	12/31/2014		Reimbursables	6632-0000	268.51	0.00	268.51	6/10/2015	1726	06/15
Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC										
DTF0415ROSS	5/14/2015		DUE TO MPS 4/15	0491-0010	23,498.31	0.00	23,498.31			

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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
Vendor: MPC001 MPC SERVICES, LLC										
15005-1	4/30/2015		FloodRepairs	5336-0000	30,600.00	0.00	30,600.00	6/10/2015	1727	06/15
Vendor: OTI002 OTIS ELEVATOR COMPANY										
NQA05043615	5/20/2015		ElevMaintenance	5320-0000	6,500.00	0.00	6,500.00	6/10/2015	1729	06/15
NQA20584001	4/6/2015		GovtTesting	5322-0000	6,773.00	0.00	6,773.00	6/10/2015	1729	06/15
Vendor: PEA004 Peapod, LLC										
ALk62089527	5/15/2015		Customer ID ox82558	5758-0001	4.66	0.00	4.66	6/1/2015	13479	06/15
Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP										
7979892	4/23/2015		contract docs	0132-0100	129.00	0.00	129.00	6/10/2015	1730	06/15
Vendor: PIP002 DLA PIPER RUDNICK GRAY CARY US LLP										
AL3139949	4/30/2015		MNDRSRV Legal	6630-0000	50.75	0.00	50.75	6/1/2015	13480	06/15
Vendor: QUI007 iPROMOTEU										
908092QM	5/7/2015		NAIOP Stickers	6410-0000	198.59	0.00	198.59	6/10/2015	1732	06/15
Vendor: RED005 Red Top Cab of Arlington										
AL034633	4/30/2015		Acct# 2840200	5758-0008	19.26	0.00	19.26	6/1/2015	13482	06/15
AL035296	5/15/2015		Account# 2840200	5758-0008	4.47	0.00	4.47	6/1/2015	13483	06/15
Vendor: SEC009 SecurAmerica LLC										
INV901051	5/6/2015		Apr2015Security	5520-0000	10,230.76	0.00	10,230.76	6/10/2015	1734	06/15

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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
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Vendor: SIM006 Simpson Gumpertz & Heger Inc

0182347	5/22/2015		CONSULTING	6642-0000	1,795.00	0.00	1,795.00	6/10/2015	1735	06/15
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Vendor: TRE011 Treasurer, Arlington County

15-9028a-0224	5/11/2015		Systems Testing	5372-0000	4,062.50	0.00	4,062.50	6/10/2015	1736	06/15
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Vendor: VER012 VERIZON

4/28 913500778	4/28/2015		4/28 9135007785	5732-0000	240.76	0.00	240.76	6/10/2015	1737	06/15
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5/8 0009901871	5/8/2015		5/8 000990187129	5732-0000	1,947.07	0.00	1,947.07	6/9/2015	1711	06/15
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Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C

204615	3/11/2015		Public Benefits	6630-0000	663.00	0.00	663.00	6/10/2015	1738	06/15
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206467	5/11/2015		public benefits	6630-0000	153.00	0.00	153.00	6/10/2015	1738	06/15
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Vendor: WBM001 W.B. MASON

I25660313	5/13/2015		BreakRoomSupplies	5732-0000	140.76	0.00	140.76	6/10/2015	1739	06/15
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Vendor: ZOO001 ZOOM DELIVERY OF DC, LLC.

AL92005	5/2/2015		Customer# 280200	6410-0000	10.33	0.00	10.33	6/1/2015	13491	06/15
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Expense Period 05/15 Total:					511,901.07	0.00	511,901.07			
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1812 Holdings, LLC Total:					756,251.94	0.00	756,251.94			
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Grand Total:					756,251.94	0.00	756,251.94			
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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	Amount	Amount
1666	5/22/2015	05/15	LIG002	The lighting Practice, Inc.	*** VOID ***	Voided Check		
3485	lost in transit			6632-0000	18902	2/28/2015	3/30/2015	-690.00
								0.00
								-690.00
								-690.00
1675	5/5/2015	05/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC				
3485	MainFirePanelTrouble			5372-0000	4119	4/27/2015	5/27/2015	170.00
								0.00
								170.00
								170.00
1676	5/5/2015	05/15	DAT003	Datawatch Systems Inc.				
3485	Jun2015FireMonitorin			5372-0000	695027	5/1/2015	5/31/2015	40.00
								0.00
								40.00
								40.00
1677	5/5/2015	05/15	DEL017	Delta Painting & Wallcovering, Inc.				
3485	Painting		3485021518	5336-0000	348503252015	3/25/2015	4/24/2015	5,514.00
								0.00
								5,514.00
								5,514.00
1678	5/5/2015	05/15	DIS004	Distinctive Plantings				
3485	Apr2015PlantMaint			5385-0000	29762	4/27/2015	5/27/2015	63.60
								0.00
								63.60
								63.60
1679	5/5/2015	05/15	ENG003	Engineers Outlet				
3485	MiscSupplies		3485041522	5380-0000	274706	4/23/2015	5/23/2015	254.23
								0.00
								254.23
								254.23
1680	5/5/2015	05/15	KCS001	KCS Landscape Management, Inc.				
3485	May2015Landscaping			5412-0000	15422-02	5/1/2015	5/31/2015	108.00
3485	SpringMulchInstall			5412-0000	15422-401	4/27/2015	5/27/2015	47.70
								0.00
								47.70
								155.70
								155.70
1681	5/5/2015	05/15	MAC010	Macrolease Corp				
3485	Apr2015FitnessCtrLea			5772-0000	176637	4/29/2015	5/29/2015	1,057.88
								0.00
								1,057.88
								1,057.88
1682	5/5/2015	05/15	MON020	MONDAY PROPERTIES SERVICES, LLC				

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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	Invoice Number	Date	Due Date	Amount	Amount	Amount
3485	12/31/14 REIMB DUE M			0132-0100	3485041715DUE	4/17/2015	5/17/2015	8,219.22	0.00	8,219.22
3485	DUE TO MPS 2/28/15			5342-0000	3485DUE022815	3/12/2015	4/11/2015	1,600.00	0.00	1,600.00
3485	DUE TO MPS 2/28/15			6410-0000	3485DUE022815	3/12/2015	4/11/2015	8,117.66	0.00	8,117.66
3485	12/31/14 REIMB DUE M			0132-0100	3485041715DUE	4/17/2015	5/17/2015	43,151.49	0.00	43,151.49
3485	12/31/14 REIMB DUE M			0132-0100	3485041715DUE	4/17/2015	5/17/2015	29,449.11	0.00	29,449.11
3485	DUE TO MPS 2/28/15			6320-0000	3485DUE022815	3/12/2015	4/11/2015	2,732.00	0.00	2,732.00
3485	DUE TO MPS 2/28/15			0132-0100	3485DUE022815	3/12/2015	4/11/2015	2,193.85	0.00	2,193.85
3485	DUE TO MGT AGNT 3/1			0491-0010	DTF0315ROSS	4/26/2015	5/26/2015	21,276.15	0.00	21,276.15
Check Total:								116,739.48	0.00	116,739.48
1683	5/5/2015	05/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3485	Management Fee			5610-0000	3485_0000000001	4/30/2015	4/30/2015	1,810.12	0.00	1,810.12
3485	Management Fee			5610-0000	3485_0000000002	4/30/2015	4/30/2015	1,704.29	0.00	1,704.29
3485	Management Fee			5610-0000	3485_0000000003	4/30/2015	4/30/2015	2,083.00	0.00	2,083.00
3485	TRUEUP MIN MGT FEE			5610-0000	MGMTFEE010315	4/1/2015	5/1/2015	3,515.41	0.00	3,515.41
Check Total:								9,112.82	0.00	9,112.82
1684	5/5/2015	05/15	ORK001	Orkin LLC						
3485	Apr2015PestControl			5384-0000	34315673	4/24/2015	5/24/2015	433.32	0.00	433.32
Check Total:								433.32	0.00	433.32
1685	5/5/2015	05/15	SCH016	Schneider Electric Building						
3485	Networking		3430041520	5342-0000	009605	12/4/2014	1/3/2015	1,397.87	0.00	1,397.87
Check Total:								1,397.87	0.00	1,397.87
1686	5/5/2015	05/15	VER012	VERIZON						
3485	4/28 9509007540			5732-0000	4/28 950900754	4/28/2015	5/28/2015	91.37	0.00	91.37
Check Total:								91.37	0.00	91.37
1687	5/5/2015	05/15	WBM001	W.B. MASON						
3485	BreakroomSupplies			5732-0000	125187032	4/23/2015	5/23/2015	47.12	0.00	47.12
Check Total:								47.12	0.00	47.12
1688	5/5/2015	05/15	WIL019	Webb Gentech Services LLC						
3485	Filters		3485031537	5334-0000	9706	4/10/2015	5/10/2015	1,319.61	0.00	1,319.61

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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
3485	LobbyCamerasLabor		348505153	5336-0000	WS00159240	4/6/2015	5/6/2015	1,565.80	1,565.80
3485	LobbyCameras		348505152	5336-0000	WS00159240	4/6/2015	5/6/2015	5,013.22	5,013.22
Check Total:								8,385.02	8,385.02
1697	5/19/2015	05/15	KCS001	KCS Landscape Management, Inc.					
3485	Apr2015Landscaping			5412-0000	15422-01A	5/4/2015	6/3/2015	108.00	108.00
Check Total:								108.00	108.00
1698	5/19/2015	05/15	LIB008	Liberty Metro Enterprises, LLC					
3485	PowerWashing			6320-0000	8803	5/1/2015	5/31/2015	3,000.00	3,000.00
3485	PowerSweeping			6320-0000	8804	5/1/2015	5/31/2015	625.00	625.00
Check Total:								3,625.00	3,625.00
1699	5/19/2015	05/15	MON025	MONDAY PROPERTIES SERVICES, LLC					
3485	4/15 DEV FEE			0132-0100	3485DV0415	4/30/2015	5/30/2015	5,923.28	5,923.28
Check Total:								5,923.28	5,923.28
1700	5/19/2015	05/15	MTB001	Metro Test & Balance, Inc.					
3485	AHUTesting		348504156	5336-0000	300701-1	4/17/2015	5/17/2015	1,150.00	1,150.00
Check Total:								1,150.00	1,150.00
1701	5/19/2015	05/15	NOV006	Nova Offset Corp					
3485	B.C for K. Mackintos			5758-0001	55663	4/22/2015	5/22/2015	172.00	172.00
Check Total:								172.00	172.00
1702	5/19/2015	05/15	OTI002	OTIS ELEVATOR COMPANY					
3485	ElevMaint			5320-0000	NQA05043515	4/20/2015	5/20/2015	6,500.00	6,500.00
Check Total:								6,500.00	6,500.00
1703	5/19/2015	05/15	PRO025	IESI-MD Corporation					
3485	Apr2015Trash			5152-0000	1300353865	4/30/2015	5/30/2015	399.83	399.83
Check Total:								399.83	399.83
1704	5/19/2015	05/15	RAD001	Radice Enterprises, LLC					

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Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3485	Metal/Marble Maint			5381-0000	833	5/1/2015	5/31/2015	2,032.55	2,032.55
							<i>Check Total:</i>	2,032.55	2,032.55
1705	5/19/2015	05/15	RUG001	Rugo Stone, LLC					
3485	BrokenBase		348502151	5390-0000	8597	5/8/2015	6/7/2015	1,225.85	1,225.85
3485	PatchDamagedPanel		348502152	5390-0000	8597	5/8/2015	6/7/2015	1,649.94	1,649.94
3485	BrokenVeneerPanel		348505159	5390-0000	8597	5/8/2015	6/7/2015	979.19	979.19
3485	Deposit			5390-0000	8597	5/8/2015	6/7/2015	-1,437.90	-1,437.90
							<i>Check Total:</i>	2,417.08	2,417.08
1706	5/19/2015	05/15	VER012	VERIZON					
3485	5/1 9659007831			5732-0000	5/1 9659007831	5/1/2015	5/31/2015	249.99	249.99
							<i>Check Total:</i>	249.99	249.99
1707	5/19/2015	05/15	WBM001	W.B. MASON					
3485	BreakRoomSupplies			5732-0000	I25284272	4/28/2015	5/28/2015	47.12	47.12
3485	BreakRoomSupplies			5732-0000	I25296772	4/28/2015	5/28/2015	39.23	39.23
							<i>Check Total:</i>	86.35	86.35
1708	5/19/2015	05/15	WIL026	Wilmer Cutler Pickering Hale LLP					
3485	contract docs		348504158	0132-0100	2330137	3/23/2015	4/22/2015	969.00	969.00
							<i>Check Total:</i>	969.00	969.00
1709	5/22/2015	05/15	LIG002	The lighting Practice, Inc.			Unused Check		
3485				6632-0000	18902	2/28/2015	3/30/2015	0.00	0.00
							<i>Check Total:</i>	0.00	0.00
1710	5/22/2015	05/15	LIG002	The lighting Practice, Inc.					
3485	Crown Lighting			6632-0000	18902	2/28/2015	3/30/2015	690.00	690.00
							<i>Check Total:</i>	690.00	690.00
13180	6/1/2015	05/15	PET005	PETTY CASH *** VOID ***			Voided Check		
3485	lost in transit			0132-0100	WTPC4115	4/1/2015	5/1/2015	-555.00	-555.00
3485	lost in transit			0132-0100	WTPC4115	4/1/2015	5/1/2015	-62.87	-62.87

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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
<i>Check Total:</i>								-617.87	-617.87
13324	5/4/2015	05/15	CDW001	CDW DIRECT LLC					
3485	324 VA RECEPTION			5758-0003	ALTS08931	4/9/2015	5/9/2015	26.77	26.77
<i>Check Total:</i>								26.77	26.77
13326	5/4/2015	05/15	CDW001	CDW DIRECT LLC					
3485	324 VA RECEPTION			5758-0003	ALTS36161	4/10/2015	5/10/2015	10.13	10.13
<i>Check Total:</i>								10.13	10.13
13327	5/4/2015	05/15	COR020	CoreNet Global Inc.					
3485	Cornet event			6411-0000	ALERS2015001	2/13/2015	3/15/2015	9,113.05	9,113.05
<i>Check Total:</i>								9,113.05	9,113.05
13329	5/4/2015	05/15	COS004	COSTAR REALTY INFORMATION INC					
3485	Jan 31 day Ad Run Ro		MNDSRV031512	6410-0000	AL192895PSI	2/10/2015	3/12/2015	720.39	720.39
<i>Check Total:</i>								720.39	720.39
13332	5/4/2015	05/15	FIR010	FIRST CORPORATE SEDANS CORP					
3485	NY #393411 CAR SERV			5758-0008	AL795621	4/23/2015	5/23/2015	7.52	7.52
<i>Check Total:</i>								7.52	7.52
13335	5/4/2015	05/15	LOC016	Local News Now LLC					
3485	ArlNow 12 Ad Run		MNDSRV041512	6410-0000	AL1824	4/16/2015	5/16/2015	911.31	911.31
<i>Check Total:</i>								911.31	911.31
13336	5/4/2015	05/15	MME111	Mitchell's Music and Entertainment					
3485	Earth Day2015 MusicD		MNDSRV04157	5772-0000	15042201	4/6/2015	5/6/2015	143.21	143.21
<i>Check Total:</i>								143.21	143.21
13339	5/4/2015	05/15	PEA004	Peapod, LLC					
3485	Customer ID ox82558			5758-0001	ALk61277967	4/20/2015	5/20/2015	12.73	12.73

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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
<i>Check Total:</i>								12.73	0.00	12.73
13341	5/4/2015	05/15	RED005	Red Top Cab of Arlington						
3485	Account# 2840200			5758-0008	AL033831	4/15/2015	5/15/2015	4.62	0.00	4.62
<i>Check Total:</i>								4.62	0.00	4.62
13343	5/4/2015	05/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C						
3485	Outdoor Kiosk Screen			6630-0000	AL205603	4/13/2015	5/13/2015	275.13	0.00	275.13
<i>Check Total:</i>								275.13	0.00	275.13
13345	5/6/2015	05/15	ZAC001	Accenture LLP						
3485	3/15 LSE ADMIN			5758-0011	VC1100005427	4/3/2015	5/3/2015	297.12	0.00	297.12
<i>Check Total:</i>								297.12	0.00	297.12
13347	5/11/2015	05/15	ARL020	Arlington Promotional Products, LLC						
3485	EarthDay2015Tumblers	MNDSRV04153		5772-0000	3064	4/15/2015	5/15/2015	225.74	0.00	225.74
<i>Check Total:</i>								225.74	0.00	225.74
13348	5/11/2015	05/15	ARL020	Arlington Promotional Products, LLC						
3485	EarthDay2015Popcorba	MNDSRV04152		5772-0000	3069	4/17/2015	5/17/2015	41.36	0.00	41.36
<i>Check Total:</i>								41.36	0.00	41.36
13352	5/11/2015	05/15	COM032	COMCAST						
3485	Acct# 05613951384012			5758-0001	COMCAST4/15	4/21/2015	5/21/2015	22.46	0.00	22.46
<i>Check Total:</i>								22.46	0.00	22.46
13353	5/11/2015	05/15	DEN005	Deniz Yener						
3485	Scoop Dinner			6411-0000	ALDY050515	5/5/2015	6/4/2015	65.75	0.00	65.75
<i>Check Total:</i>								65.75	0.00	65.75
13356	5/11/2015	05/15	FIR010	FIRST CORPORATE SEDANS CORP						
3485	NY #393411 CAR SERV			5758-0008	AL795176	4/22/2015	5/22/2015	21.00	0.00	21.00

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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
<i>Check Total:</i>								21.00	21.00
13362	5/11/2015	05/15	MPA003	MPARK					
3485	Parking validations			6320-0000	AL120612	4/21/2015	5/21/2015	46.53	46.53
<i>Check Total:</i>								46.53	46.53
13367	5/11/2015	05/15	TOY002	To Your Taste Catering, LLC					
3485	EngineersHolidayLunc		3430041528	5732-0000	168172	4/15/2015	5/15/2015	302.51	302.51
<i>Check Total:</i>								302.51	302.51
13372	5/18/2015	05/15	ADA004	Adam Kirson					
3485	EmergencyFlood			5336-0000	34653485050715	5/7/2015	6/6/2015	16.14	16.14
<i>Check Total:</i>								16.14	16.14
13374	5/18/2015	05/15	ALL019	Allied Telecom Group LLC					
3485	208 - Allied May			5758-0002	AL1033558	5/5/2015	6/4/2015	37.70	37.70
<i>Check Total:</i>								37.70	37.70
13375	5/18/2015	05/15	BIS001	Bisnow Media					
3485	Bisnow Qrter Bill		MNDSRV04155	6410-0000	ALSI-01127	4/1/2015	5/1/2015	2,151.98	2,151.98
<i>Check Total:</i>								2,151.98	2,151.98
13378	5/18/2015	05/15	CDW001	CDW DIRECT LLC					
3485	319 - SSD VA			5758-0003	ALVB92005	4/27/2015	5/27/2015	28.81	28.81
<i>Check Total:</i>								28.81	28.81
13380	5/18/2015	05/15	COS004	COSTAR REALTY INFORMATION INC					
3485	20 Day Ad Ross		MNDSRV05151	6410-0000	AL193937psi	3/31/2015	4/30/2015	464.77	464.77
<i>Check Total:</i>								464.77	464.77
13382	5/18/2015	05/15	DUN003	DUN & BRADSTREET					
3485	2015 Subsc Pymt 1 of			5758-0012	AL11318095-01	4/23/2015	5/23/2015	429.13	429.13

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Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Due Date	Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Number	Date		Amount	Amount	Amount
<i>Check Total:</i>								429.13	0.00	429.13
13384	5/18/2015	05/15	DUN003	DUN & BRADSTREET						
3485	2015 Sub Pymt 2 of 3			5758-0012	AL11318095-02	4/30/2015	5/31/2015	247.21	0.00	247.21
<i>Check Total:</i>								247.21	0.00	247.21
13387	5/18/2015	05/15	FRE013	Freshdirect						
3485	NY Fruit			5758-0001	AL201504	5/5/2015	6/4/2015	2.41	0.00	2.41
<i>Check Total:</i>								2.41	0.00	2.41
13391	5/18/2015	05/15	ITS001	It's My Cooler,LLC						
3485	Replace filters			5758-0004	AL10631	5/6/2015	6/5/2015	11.91	0.00	11.91
<i>Check Total:</i>								11.91	0.00	11.91
13392	5/18/2015	05/15	JBUR01	Jennifer Burns						
3485	4/25 Tour			7511-0000	J-Burns 050715	5/7/2015	6/6/2015	12.28	0.00	12.28
3485	Cake-ScottsPromotion			5732-0000	J-Burns 050715	5/7/2015	6/6/2015	34.39	0.00	34.39
<i>Check Total:</i>								46.67	0.00	46.67
13395	5/18/2015	05/15	PEA004	Peapod, LLC						
3485	Customer ID ox82558			5758-0001	ALk61520543	4/27/2015	5/27/2015	12.60	0.00	12.60
<i>Check Total:</i>								12.60	0.00	12.60
13397	5/18/2015	05/15	PEA004	Peapod, LLC						
3485	Customer ID ox82558			5758-0001	ALk61705082	5/4/2015	6/3/2015	12.22	0.00	12.22
<i>Check Total:</i>								12.22	0.00	12.22
13398	5/18/2015	05/15	PEA004	Peapod, LLC						
3485	Customer ID ox82558			5758-0001	ALk61904775	5/11/2015	6/10/2015	4.65	0.00	4.65
<i>Check Total:</i>								4.65	0.00	4.65
13399	5/18/2015	05/15	PER012	Perfect Settings, LLC						
3485	EarthDay2015 linen		MNDSRV04151	5772-0000	504834	4/24/2015	5/24/2015	144.53	0.00	144.53

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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
<i>Check Total:</i>								144.53	0.00	144.53
13402	5/18/2015	05/15	PRE014	PREMIER BUSINESS SERVICES						
3485	monday wine bags			6410-0000	AL24326	5/1/2015	5/31/2015	379.92	0.00	379.92
<i>Check Total:</i>								379.92	0.00	379.92
13405	5/18/2015	05/15	RED007	Redirect, Inc.						
3485	200 - Scorecard			5758-0002	AL14800	12/18/2014	1/17/2015	27.39	0.00	27.39
<i>Check Total:</i>								27.39	0.00	27.39
13407	5/18/2015	05/15	RED007	Redirect, Inc.						
3485	215 - April ReDirect			5758-0002	AL15127	5/7/2015	6/6/2015	238.24	0.00	238.24
<i>Check Total:</i>								238.24	0.00	238.24
13409	5/18/2015	05/15	SAG003	Sage Communications, LLC						
3485	1812 Brand Strategy		3485031524	6410-0000	AL0007172	3/12/2015	4/11/2015	11,505.93	0.00	11,505.93
<i>Check Total:</i>								11,505.93	0.00	11,505.93
13411	5/18/2015	05/15	SEC008	Secure Shred LLC						
3485	NY Shredding Documen			5758-0012	AL9022	4/30/2015	5/30/2015	6.36	0.00	6.36
<i>Check Total:</i>								6.36	0.00	6.36
13413	5/18/2015	05/15	TEL005	Telco Experts LLC						
3485	NY - Acct #1197			5758-0005	AL1197150501	5/1/2015	5/31/2015	12.54	0.00	12.54
<i>Check Total:</i>								12.54	0.00	12.54
13415	5/18/2015	05/15	TEL005	Telco Experts LLC						
3485	VA-Acct# 1775 5/1/15			5758-0005	AL1775150501	5/1/2015	5/31/2015	192.34	0.00	192.34
<i>Check Total:</i>								192.34	0.00	192.34
13418	5/18/2015	05/15	TIM009	Time Warner Cable						
3485	210 - TWC 5/15			5758-0002	AL05012015	5/1/2015	5/31/2015	19.98	0.00	19.98

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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
							Check Total:	19.98	19.98
13422	5/18/2015	05/15	UN1027	Universal International					
3485	NY 393411 CAR SERVI			5758-0008	AL138457	4/26/2015	5/26/2015	4.02	4.02
							Check Total:	4.02	4.02
13427	5/18/2015	05/15	VER013	VERIZON WIRELESS					
3485	Acct#72039635500001			5758-0006	AL9744779888	4/28/2015	5/28/2015	508.93	508.93
							Check Total:	508.93	508.93
13429	5/18/2015	05/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3485	digital signs			6630-0000	AL205596	4/13/2015	5/13/2015	106.91	106.91
							Check Total:	106.91	106.91
13432	5/18/2015	05/15	ZAC001	Accenture LLP					
3485	4/15 LEASE ADMIN			5758-0011	AL1100015263	5/7/2015	6/6/2015	334.38	334.38
							Check Total:	334.38	334.38
13437	5/26/2015	05/15	ARL006	Arlington Chamber of Commerce					
3485	ACC Annual Membershi			5758-0012	AL1049100	2/1/2015	3/3/2015	255.43	255.43
							Check Total:	255.43	255.43
13439	5/26/2015	05/15	CDW001	CDW DIRECT LLC					
3485	319-NYC UPS BATTER			5758-0003	ALVK11054	5/11/2015	6/10/2015	6.52	6.52
							Check Total:	6.52	6.52
13445	5/26/2015	05/15	DEN005	Deniz Yener					
3485	Broker Meals			6411-0000	ALDY051815	5/18/2015	6/17/2015	211.47	211.47
							Check Total:	211.47	211.47
13454	5/26/2015	05/15	SOL007	The Solutions Group					
3485	211-TSG JAN/FEB			5758-0002	AL26043	3/1/2015	3/31/2015	40.55	40.55

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Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

Grand Total:	909,545.75	0.00	909,545.75
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				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			
1812 N. Moore																						
April 1, 2015																						
Management Fees				273	3,894	2,083	5,598	0	654	2,083	2,083	2,083	2,083	2,083	2,083	0	25,000	25,000	-			
				273	3,894	2,083	5,598	0	654	2,083	2,083	2,083	2,083	2,083	2,083	0	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	6,035	(9,655)	2,187	2,187	196,482	2,187	2,187	81,367		297,628	313,344	(15,716)			
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)		
Suite 1700-2000, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	3,141,299	(3,141,299)		
Suite 1500-1600, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	1,476,049	(1,476,049)		
Suite 1100-1400, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	2,070,379	(2,070,379)		
Retail						-	-	-	-	-	-	-	-	-	-	-	-	-	29,388	(29,388)		
Retail						-	-	-	-	-	-	-	-	-	-	-	-	-	125,777			
FULL BUILDING - 50% PROBABILITY													8,602,000	-	-	-	-	8,602,000	-	8,602,000		
TOTAL 1812 N. Moore				-		-	-	-	-	-	-	-	8,602,000	-	-	-	-	8,602,000	9,267,648	(539,871)		
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)		
Suite 1700-2000, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	785,325	(785,325)		
Suite 1500-1600, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	369,012	(369,012)		
Suite 1100-1400, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	517,595	(517,595)		
Retail						-	-	-	-	-	-	-	-	-	-	-	-	-	29,388	(29,388)		
Retail						-	-	-	-	-	-	-	-	-	-	-	-	-	125,777			
FULL BUILDING - 50% PROBABILITY													1,602,000	-	-	-	-	1,602,000	-	1,602,000		
TOTAL 1812 N. Moore				-		-	-	-	-	-	-	-	1,602,000	-	-	-	-	1,602,000	2,433,286	(705,509)		
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)		
Suite 1700-2000, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	785,325	(785,325)		
Suite 1500-1600, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	369,012	(369,012)		
Suite 1100-1400, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	517,595	(517,595)		
FULL BUILDING - 50% PROBABILITY													2,699,000	-	-	-	-	2,699,000	-	2,699,000		
TOTAL 1812 N. Moore				-		-	-	-	-	-	-	-	2,699,000	-	-	-	-	2,699,000	2,278,121	420,879		
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)		
Suite 1700-2000, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	22,571	(22,571)		
Suite 1500-1600, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	11,285	(11,285)		
Suite 1100-1400, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	15,829	(15,829)		
Retail						-	-	-	-	-	-	-	-	-	-	-	-	-	561	(561)		
Retail						-	-	-	-	-	-	-	-	-	-	-	-	-	2,133	(2,133)		
FULL BUILDING - 50% PROBABILITY													50,000	-	-	-	-	50,000	-	50,000		
TOTAL 1812 N. Moore				-		-	-	-	-	-	-	-	50,000	-	-	-	-	50,000	69,307	(19,307)		
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)		
Retail, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	1,281,230	(1,281,230)		
Retail, Vacant						-	-	-	-	-	-	-	-	-	-	-	-	-	168,561	(168,561)		
FULL BUILDING - 50% PROBABILITY														-	-	5,260,000	-	5,260,000	6,841,234	(1,581,234)		
TOTAL 1812 N. Moore						-	-	-	-	-	-	-	-	-	-	-	5,260,000	-	5,260,000	6,841,234	(1,581,234)	
Total CM FEE 3%						-	-	-	-	-	-	-	-	-	-	-	157,800	-	157,800	205,237	(47,437)	
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						-	-	-	-	-	-	-	-	-	-	-	157,800	-	157,800	205,237	(47,437)	