



1812 HOLDINGS, LLC
Financial Report
January 31, 2015



Rosslyn Portfolio

Building 1812 Holdings, LLC

Financial Report

Month Ended January 31, 2015



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Check Register

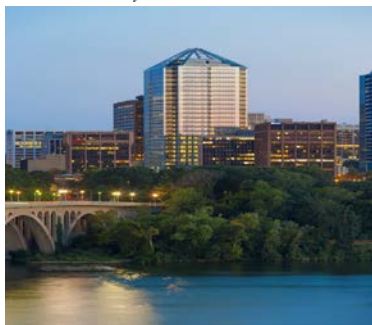
Capital Expenditure Analysis

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Job Cost Report

SECTION 1

Executive Summary



STRATEGY

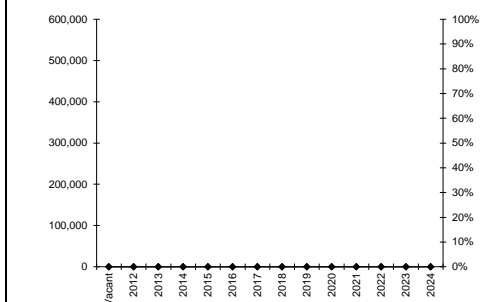
This skyline-defining trophy investment, delivered in November 2013, is expected to attract prestigious, credit tenants seeking signature office space in one of the most high-profile buildings in the Washington, DC metro area. The MP leasing team, working in conjunction with Newmark, is aggressively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

* Identify large lead tenants to lease the project

ASSET-LEVEL DEBT

Appraised Value	\$ 293,000,000	as of	Dec-14	
Mortgage Loan	\$ 142,736,000	49% LTV	4.000%	Dec-14

CASH FLOW PERFORMANCE



Period	31-Jan-15	Actual	Budget	PSF
Projected Occupancy		0.0%	0.0%	
Effective Gross Revenue	\$	19,982	\$ 14,687	\$ 0
Real Estate Taxes		(209,751)	(209,803)	(0)
Operating Expenses		(243,054)	(321,252)	(1)
Net Operating Income		(432,823)	(516,368)	(1)
Tenant Improvements		-	-	-
Leasing Commissions		-	-	-
Capital Improvements		(213,468)	(413,214)	(1)
Total Leasing and Capital		(213,468)	(413,214)	(1)
CF before Senior Debt Service		(646,291)	(929,582)	(2)
Senior Debt Service		(649,042)	(626,918)	
DSCR on NOI		-0.67x	-0.82x	
DSCR on CF before Senior Debt Service		0.00x	0.00x	
CF after Senior Debt Service	\$	(1,295,333)	\$ (1,556,500)	

LEASING

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

RECENT LEASING ACTIVITY

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

LEASE PROPOSALS

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

MAJOR CAPITAL PROJECTS

MAJOR CAPITAL PROJECTS	
2013	Total



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.

Jan 2015

ASSETS

Investments in Real Property

Direct Investments in Real Property

Land

69,649,707.50

Building

187,204,914.65

Total Direct Investments in Real Property

256,854,622.15

Indirect Investments in Real Property

EQUITY CONSOL INV

5,429.49

Total Indirect Investments in Real Property

5,429.49

Total Investments in Real Property

256,860,051.64

Cash and Cash Equivalents

OPERATING CASH

1,036,817.08

Total Cash and Cash Equivalents

1,036,817.08

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

(12,349.75)

Tenant A/R

13,935.36

Total Accounts and Notes Receivable, net

1,585.61

Deferred Financing & Other Assets

Deferred Financing

Deferred Financing

4,795,663.52

Acc Amort-Def Financing

(266,425.76)

Total Deferred Financing

4,529,237.76

Other Assets

Deposits

91,678.00

Prepaid Insurance

57,445.47

Total Other Assets

149,123.47

Total Def Financing & Other Assets

4,678,361.23

TOTAL ASSETS

268,794,495.56

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mtge Pay-Construction Fin

144,090,900.05

Total Mortgage Notes Payable

144,090,900.05

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Jan 2015

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade	16,839.49
Accr Miscellaneous	115,055.04
Accr Taxes	209,751.00
Accr Capital Expenditures	0.00
Accr Interest/Financing	413,091.96
Deferred Liability	0.00

Total Accounts Payable, Accrued Exp & Other	754,737.49
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TOTAL LIABILITIES	144,845,637.54
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EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL	(3,724,398.37)
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Total Partners'/Members' Equity	(3,724,398.37)
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Partners'/Members' Contributions

MEMBERS CONTRIB	186,811,885.35
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Total Partners'/Members' Contributions	186,811,885.35
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Partners'/Members' Distributions

PARTNERS DISTRIB	(64,739,184.00)
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Total Partners'/Members' Distributions	(64,739,184.00)
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I/E Adjustments

I/E-RosslynOfficeProp LLC	6,815,352.63
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Total I/E Adjustments	6,815,352.63
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Current Year Profit (Loss)	(1,214,797.59)
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Total Current & Prior Profit (Loss)	(1,214,797.59)
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TOTAL EQUITY ACCOUNTS	123,948,858.02
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TOTAL LIABILITY AND EQUITY	268,794,495.56
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Database: MONDAYPROD
ENTITY: 3485

Trial Balance
Monday Production DB
1812 Holdings, LLC

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Accrual
Year to Date Balances for period 01/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	69,649,707.50	
0132-0100	WIP - Base Building	187,204,914.65	
0222-0000	Deferred Financing	4,795,663.52	
0229-0000	Acc Amort-Def Financing		266,425.76
0311-0004	Cash - Operating 4	1,035,619.93	
0311-0005	Cash -Other	1,197.15	
0411-0100	Cash - Escrow	6,217,680.00	
0491-0010	Due To/From Managing Agen		12,349.74
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		53,136.56
0511-0000	Tenant A/R	13,935.36	
0611-0000	Deposits	91,678.00	
0632-0000	Prepaid Insurance	57,445.47	
0822-4002	Inv in Equities	5,429.49	
2130-0000	Mtge Pay-Construction Fin		144,090,900.05
2511-0000	Accounts Payable Trade		16,839.49
2552-0000	Accr Miscellaneous		115,055.04
2553-0000	Accr Taxes		209,751.00
2556-0000	Accr Interest/Financing		413,091.96
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		13,935.36
4171-0000	Gar/Prkg Income		5,000.00
4591-0000	Investment Income		47.03
4862-0000	Misc Bldg Service Income		1,000.00
5120-0000	Clean-Contract Interior	10,218.06	
5210-0000	Util-Elec-Public Area	55,981.28	
5250-0000	Util-Water/Sewer-Water	3,418.71	
5310-0000	R&M-Payroll-Gen'l	16,446.32	
5310-1000	R & M Payroll-OT	1,363.99	
5310-2000	R & M Payroll-Taxes	1,544.65	
5310-4000	R & M -Benefits	2,241.96	
5322-0000	R&M-Elev-Outside Svs	1,345.51	
5332-0000	R&M-HVAC-Water Treatment	1,016.00	
5334-0000	R&M-HVAC-Supplies	211.66	
5340-0000	R&M-Electrical-Supplies	126.14	
5360-0000	R&M-Plumbing-Supplies	516.12	
5372-0000	R&M-Fire/Life Safety-O/S	80.00	
5380-0000	R&M-GB Interior-Supplies	2,108.16	
5381-0000	R&M-GB Interior-O/S	4,563.00	
5385-0000	R&M-GB Interior-Plant Mnt	199.52	
5390-0000	R&M-Other	520.00	
5520-0000	Security-Contract	14,064.57	
5530-0000	Security-Equipment	1,234.73	
5540-0000	Security-Other	190.00	
5610-0000	Mgmt Fee-Current Yr	272.88	
5710-0000	Adm-Payroll	71,780.92	
5710-1000	Admi-Payroll taxes	5,391.71	
5710-5000	Admin-Other Payroll Exp	9,616.82	
5730-0000	Adm-Office Exp-Mgmt Rent	5,040.05	
5732-0000	Adm-Office Exp-Mgmt Exps	3,011.14	
5758-0001	Office/Lunchroom Supplies	444.87	
5758-0002	Internet/IT Contracts	718.75	
5758-0003	Computer Hardware/Software	269.11	

Accrual

Year to Date Balances for period 01/15
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
5758-0004	Copiers/Office Equipment	358.41	
5758-0005	Phone - Corporate/Teleconferencing	418.12	
5758-0006	Phone - Wireless/Cellular	305.06	
5758-0007	Postage/Delivery	126.46	
5758-0008	Car Service	146.56	
5758-0010	Corporate Events/Gifts	86.42	
5758-0011	Temporary Staffing	592.59	
5758-0012	Other Corp Admin Exp	662.59	
5758-0013	Meals	90.59	
5758-0014	Travel	496.98	
5772-0000	Adm-Other-Tenant Relation	2,129.99	
5810-0000	Insurance-Policies	7,623.42	
5810-1000	Insurance-Workers Comp	583.08	
6320-0000	Parking Exp-Misc	228.92	
6411-0000	Leasing Meals & Entertainment	1,466.43	
6630-0000	Legal	756.51	
6642-0000	Misc Company Fees	12,681.09	
6645-0000	Sales & Use Taxes	363.84	
6710-0000	RE Taxes-General	209,751.00	
8201-0000	Mortgage Interest Expense	649,042.49	
8302-0000	Amort-Def Financing	133,212.88	
8820-1000	Unrealized Gain/Loss		280.08
Total:		338,771,913.50	338,771,913.50

Database: MONDAYPROD
ENTITY: 3485
Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1812 Holdings, LLC

Page: 1
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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jan 2015	Jan 2015	Variance		Jan 2015	Jan 2015	Variance	
Revenues								
Rental Income								
% Rent								
% Rent Income	13,935.36	9,661.00	4,274.36	44.24%	13,935.36	9,661.00	4,274.36	44.24%
Total % Rent Income	13,935.36	9,661.00	4,274.36	44.24%	13,935.36	9,661.00	4,274.36	44.24%
Total Rental Income	13,935.36	9,661.00	4,274.36	44.24%	13,935.36	9,661.00	4,274.36	44.24%
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%	5,000.00	5,000.00	0.00	0.00%
Total Garage/Parking Income	5,000.00	5,000.00	0.00		5,000.00	5,000.00	0.00	
Interest and Other Income								
Interest and Dividend Income								
Investment Income	47.03	26.00	21.03	80.88%	47.03	26.00	21.03	80.88%
Total Interest and Dividend Income	47.03	26.00	21.03	80.88%	47.03	26.00	21.03	80.88%
Service Income								
Misc Bldg Service Income	1,000.00	0.00	1,000.00	0.00%	1,000.00	0.00	1,000.00	0.00%
Total Service Income	1,000.00	0.00	1,000.00		1,000.00	0.00	1,000.00	
Total Interest and Other Income	1,047.03	26.00	1,021.03	3927.04%	1,047.03	26.00	1,021.03	3927.04%
Total Revenue	19,982.39	14,687.00	5,295.39	36.05%	19,982.39	14,687.00	5,295.39	36.05%

Database: MONDAYPROD	Comparative Income Statement					Page: 2
ENTITY: 3485	SOP Detail - W/Cash Flow Format					Date: 2/26/2015
Report: MP_CMPINC	Monday Production DB					Time: 03:33 PM
1812 Holdings, LLC						
Accrual						
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		Current Period		Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	Jan 2015	Jan 2015	Variance	Jan 2015	Jan 2015	Variance

Operating Expenses
Escalatable Expenses
Property Exp-Escalatable

Cleaning							
Clean-Contract Interior	(10,218.06)	(10,218.00)	(0.06)	0.00%	(10,218.06)	(10,218.00)	(0.06) 0.00%
Clean-Window Wash Ext	0.00	(2,476.00)	2,476.00	100.00%	0.00	(2,476.00)	2,476.00 100.00%
Clean-Window Wash Int	0.00	(1,200.00)	1,200.00	100.00%	0.00	(1,200.00)	1,200.00 100.00%
Clean-Supplies/Materials	0.00	(100.00)	100.00	100.00%	0.00	(100.00)	100.00 100.00%
Clean-Other	0.00	(600.00)	600.00	100.00%	0.00	(600.00)	600.00 100.00%
Total Cleaning	(10,218.06)	(14,594.00)	4,375.94	29.98%	(10,218.06)	(14,594.00)	4,375.94 29.98%
Utilities							
Util-Elec-Public Area	(55,981.28)	(18,130.00)	(37,851.28)	-208.78%	(55,981.28)	(18,130.00)	(37,851.28) -208.78%
Util-Water/Sewer-Water	(3,418.71)	(1,793.00)	(1,625.71)	-90.67%	(3,418.71)	(1,793.00)	(1,625.71) -90.67%
Total Utilities	(59,399.99)	(19,923.00)	(39,476.99)	-198.15%	(59,399.99)	(19,923.00)	(39,476.99) -198.15%
Repair & Maintenance							
R&M-Payroll-Gen'l	(16,446.32)	(21,331.00)	4,884.68	22.90%	(16,446.32)	(21,331.00)	4,884.68 22.90%
R & M Payroll-OT	(1,363.99)	(1,762.00)	398.01	22.59%	(1,363.99)	(1,762.00)	398.01 22.59%
R & M Payroll-Taxes	(1,544.65)	(2,689.00)	1,144.35	42.56%	(1,544.65)	(2,689.00)	1,144.35 42.56%
R & M -Benefits	(2,241.96)	(2,759.61)	517.65	18.76%	(2,241.96)	(2,759.61)	517.65 18.76%
R&M-Elev-Maint Contract	0.00	(7,292.00)	7,292.00	100.00%	0.00	(7,292.00)	7,292.00 100.00%
R&M-Elev-Outside Svs	(1,345.51)	(2,158.00)	812.49	37.65%	(1,345.51)	(2,158.00)	812.49 37.65%
R&M-HVAC-Contract Svs	0.00	(1,600.00)	1,600.00	100.00%	0.00	(1,600.00)	1,600.00 100.00%
R&M-HVAC-Water Treatment	(1,016.00)	0.00	(1,016.00)	0.00%	(1,016.00)	0.00	(1,016.00) 0.00%
R&M-HVAC-Supplies	(211.66)	(250.00)	38.34	15.34%	(211.66)	(250.00)	38.34 15.34%
R&M-Electrical-Supplies	(126.14)	(250.00)	123.86	49.54%	(126.14)	(250.00)	123.86 49.54%
R&M-Plumbing-Supplies	(516.12)	(200.00)	(316.12)	-158.06%	(516.12)	(200.00)	(316.12) -158.06%
R&M-Plumbing-Outside Svs	0.00	(2,050.00)	2,050.00	100.00%	0.00	(2,050.00)	2,050.00 100.00%
R&M-Fire/Life Safety-O/S	(80.00)	0.00	(80.00)	0.00%	(80.00)	0.00	(80.00) 0.00%
R&M-GB Interior-Supplies	(2,108.16)	0.00	(2,108.16)	0.00%	(2,108.16)	0.00	(2,108.16) 0.00%
R&M-GB Interior-O/S	(4,563.00)	(2,258.00)	(2,305.00)	-102.08%	(4,563.00)	(2,258.00)	(2,305.00) -102.08%

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ENTITY: 3485	SOP Detail - W/Cash Flow Format							Date: 2/26/2015
Report: MP_CMPINC	Monday Production DB							Time: 03:33 PM
1812 Holdings, LLC								
Accrual								
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	Current Period				Year-To-Date			
Thru:	Actual	Budget			Actual	Budget		
	Jan 2015	Jan 2015	Variance		Jan 2015	Jan 2015	Variance	
R&M-GB Interior-Pest Cont	0.00	(433.00)	433.00	100.00%	0.00	(433.00)	433.00	100.00%
R&M-GB Interior-Plant Mnt	(199.52)	(150.00)	(49.52)	-33.01%	(199.52)	(150.00)	(49.52)	-33.01%
R&M-Other	(520.00)	(150.00)	(370.00)	-246.67%	(520.00)	(150.00)	(370.00)	-246.67%
Total Repair & Maintenance	(32,283.03)	(45,332.61)	13,049.58	28.79%	(32,283.03)	(45,332.61)	13,049.58	28.79%
Roads & Grounds								
Grounds-Landscape-O/S	0.00	(350.00)	350.00	100.00%	0.00	(350.00)	350.00	100.00%
Grounds-Snow Rem-Supplies	0.00	(1,500.00)	1,500.00	100.00%	0.00	(1,500.00)	1,500.00	100.00%
Grounds-Snow Rem-O/S	0.00	(3,500.00)	3,500.00	100.00%	0.00	(3,500.00)	3,500.00	100.00%
Total Roads & Grounds	0.00	(5,350.00)	5,350.00	100.00%	0.00	(5,350.00)	5,350.00	100.00%
Security								
Security-Contract	(14,064.57)	(19,334.08)	5,269.51	27.26%	(14,064.57)	(19,334.08)	5,269.51	27.26%
Security-Equipment	(1,234.73)	(448.00)	(786.73)	-175.61%	(1,234.73)	(448.00)	(786.73)	-175.61%
Security-Other	(190.00)	0.00	(190.00)	0.00%	(190.00)	0.00	(190.00)	0.00%
Total Security	(15,489.30)	(19,782.08)	4,292.78	21.70%	(15,489.30)	(19,782.08)	4,292.78	21.70%
Management Fees								
	(272.88)	(293.22)	20.34	6.94%	(272.88)	(293.22)	20.34	6.94%
Total Management Fees	(272.88)	(293.22)	20.34	6.94%	(272.88)	(293.22)	20.34	6.94%
Administrative								
Adm-Payroll	(71,780.92)	(69,495.00)	(2,285.92)	-3.29%	(71,780.92)	(69,495.00)	(2,285.92)	-3.29%
Admi-Payroll taxes	(5,391.71)	(7,097.00)	1,705.29	24.03%	(5,391.71)	(7,097.00)	1,705.29	24.03%
Admin-Other Payroll Exp	(9,616.82)	(4,899.40)	(4,717.42)	-96.29%	(9,616.82)	(4,899.40)	(4,717.42)	-96.29%
Adm-Office Exp-Mgmt Rent	(5,040.05)	(3,740.00)	(1,300.05)	-34.76%	(5,040.05)	(3,740.00)	(1,300.05)	-34.76%
Adm-Office Exp-Mgmt Exps	(3,011.14)	(650.00)	(2,361.14)	-363.25%	(3,011.14)	(650.00)	(2,361.14)	-363.25%
Adm-Office Exp-Phone	0.00	(850.00)	850.00	100.00%	0.00	(850.00)	850.00	100.00%
Adm-Mgmt Exp-Tuition,Educ	0.00	(1,610.00)	1,610.00	100.00%	0.00	(1,610.00)	1,610.00	100.00%
Adm-Mgmt Exp-Dues & Subs	0.00	(4,273.00)	4,273.00	100.00%	0.00	(4,273.00)	4,273.00	100.00%
Adm-Other-Community Relat	0.00	(475.00)	475.00	100.00%	0.00	(475.00)	475.00	100.00%
Adm-Other-Tenant Relation	(2,129.99)	(1,433.00)	(696.99)	-48.64%	(2,129.99)	(1,433.00)	(696.99)	-48.64%

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Thru:	Actual Jan 2015	Current Period Budget Jan 2015	Variance		Actual Jan 2015	Year-To-Date Budget Jan 2015	Variance
Adm - Other - Misc	(4,716.51)	(5,547.00)	830.49	14.97%	(4,716.51)	(5,547.00)	830.49 14.97%
Total Administrative	(101,687.14)	(100,069.40)	(1,617.74)	-1.62%	(101,687.14)	(100,069.40)	(1,617.74) -1.62%
Insurance							
Insurance-Policies	(7,623.42)	(7,620.50)	(2.92)	-0.04%	(7,623.42)	(7,620.50)	(2.92) -0.04%
Insurance-Workers Comp	(583.08)	(649.11)	66.03	10.17%	(583.08)	(649.11)	66.03 10.17%
Total Insurance	(8,206.50)	(8,269.61)	63.11	0.76%	(8,206.50)	(8,269.61)	63.11 0.76%
Total Property Exp-Escalatable	(227,556.90)	(213,613.92)	(13,942.98)	-6.53%	(227,556.90)	(213,613.92)	(13,942.98) -6.53%
Real Estate Taxes							
RE Taxes-General	(209,751.00)	(209,750.67)	(0.33)	0.00%	(209,751.00)	(209,750.67)	(0.33) 0.00%
Other Taxes	0.00	(52.78)	52.78	100.00%	0.00	(52.78)	52.78 100.00%
Total Real Estate Taxes	(209,751.00)	(209,803.45)	52.45	0.02%	(209,751.00)	(209,803.45)	52.45 0.02%
Total Escalatable Expenses	(437,307.90)	(423,417.37)	(13,890.53)	-3.28%	(437,307.90)	(423,417.37)	(13,890.53) -3.28%
Property Exp-Non Escalatable							
Parking Expenses							
Parking Exp-Misc	(228.92)	(5,698.00)	5,469.08	95.98%	(228.92)	(5,698.00)	5,469.08 95.98%
Total Parking Expenses	(228.92)	(5,698.00)	5,469.08	95.98%	(228.92)	(5,698.00)	5,469.08 95.98%
Leasing Costs							
Promotion and Advertising	0.00	(101,940.00)	101,940.00	100.00%	0.00	(101,940.00)	101,940.00 100.00%
Leasing Meals & Entertainment	(1,466.43)	0.00	(1,466.43)	0.00%	(1,466.43)	0.00	(1,466.43) 0.00%
Total Leasing Costs	(1,466.43)	(101,940.00)	100,473.57	98.56%	(1,466.43)	(101,940.00)	100,473.57 98.56%
Owner Costs							

Database: MONDAYPROD
 ENTITY: 3485
 Report: MP_CMPINC

Comparative Income Statement
SOP Detail - W/Cash Flow Format
Monday Production DB
1812 Holdings, LLC

Page: 5
 Date: 2/26/2015
 Time: 03:33 PM

Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Legal	(756.51)	0.00	(756.51)	0.00%	(756.51)	0.00	(756.51)	0.00%
Misc Company Fees	(12,681.09)	0.00	(12,681.09)	0.00%	(12,681.09)	0.00	(12,681.09)	0.00%
Sales & Use Taxes	(363.84)	0.00	(363.84)	0.00%	(363.84)	0.00	(363.84)	0.00%
Total Owner Costs	(13,801.44)	0.00	(13,801.44)		(13,801.44)	0.00	(13,801.44)	
Total Property Exp-Non Escalatable	(15,496.79)	(107,638.00)	92,141.21	85.60%	(15,496.79)	(107,638.00)	92,141.21	85.60%
Total Operating Expenses	(452,804.69)	(531,055.37)	78,250.68	14.73%	(452,804.69)	(531,055.37)	78,250.68	14.73%
Net Operating Income (Loss)	(432,822.30)	(516,368.37)	83,546.07	16.18%	(432,822.30)	(516,368.37)	83,546.07	16.18%
Interest Expense								
Mortgage Interest Expense	(649,042.49)	(626,918.00)	(22,124.49)	-3.53%	(649,042.49)	(626,918.00)	(22,124.49)	-3.53%
Total Interest Expense	(649,042.49)	(626,918.00)	(22,124.49)	-3.53%	(649,042.49)	(626,918.00)	(22,124.49)	-3.53%
Amort of Financing Costs								
Amort-Def Financing	(133,212.88)	0.00	(133,212.88)	0.00%	(133,212.88)	0.00	(133,212.88)	0.00%
Total Amort of Financing Costs	(133,212.88)	0.00	(133,212.88)		(133,212.88)	0.00	(133,212.88)	
Gain (Loss) on Inv/Hedge								
Unrealized Gain/Loss	280.08	0.00	280.08	0.00%	280.08	0.00	280.08	0.00%
Total Gain (Loss) on Inv/Hedge	280.08	0.00	280.08		280.08	0.00	280.08	
Net Income(Loss)	(1,214,797.59)	(1,143,286.37)	(71,511.22)	-6.25%	(1,214,797.59)	(1,143,286.37)	(71,511.22)	-6.25%

CASH FLOW ADJUSTMENTS:

Non-Cash Expenses:

Database: MONDAYPROD	Comparative Income Statement						Page: 6
ENTITY: 3485	SOP Detail - W/Cash Flow Format						Date: 2/26/2015
Report: MP_CMPINC	Monday Production DB						Time: 03:33 PM
1812 Holdings, LLC							
Accrual							
Report includes an open period. Entries are not final.							
	Current Period				Year-To-Date		
Thru:	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance
Depreciation/Amortization	133,212.88	0.00	133,212.88		133,212.88	0.00	133,212.88
Debt Service Accrual	(251,859.56)	0.00	(251,859.56)		(251,859.56)	0.00	(251,859.56)
Real Estate Tax Accrual	209,751.00	0.00	209,751.00		209,751.00	0.00	209,751.00
Insurance Prepayment	8,206.50	0.00	8,206.50		8,206.50	0.00	8,206.50
Change in Capital Assets:							
Redevelopment Costs	(213,467.74)	(413,213.61)	199,745.87	48.34%	(213,467.74)	(413,213.61)	199,745.87 48.34%
Other Balance Sheet Adjustments:							
Change in A/R	250,844.18	0.00	250,844.18		250,844.18	0.00	250,844.18
Change in A/P	6,255.51	0.00	6,255.51		6,255.51	0.00	6,255.51
Change in Mortgage/Notes Payable	1,354,900.05	0.00	1,354,900.05		1,354,900.05	0.00	1,354,900.05
Change in Other Assets	(280.08)	0.00	(280.08)		(280.08)	0.00	(280.08)
Change in Other Liabilities	(38,513.83)	0.00	(38,513.83)		(38,513.83)	0.00	(38,513.83)
Change in I/C Balances	8,777.65	0.00	8,777.65		8,777.65	0.00	8,777.65
Change in Equity	282,000.00	0.00	282,000.00		282,000.00	0.00	282,000.00
Total Cash Flow Adjustments	1,749,826.56	0.00	2,163,040.17	523.47%	1,749,826.56	0.00	2,163,040.17 523.47%
Cash Balances:							
Cash Balance - Beginning of Period	6,719,468.11	0.00	6,719,468.11	0.00%	6,719,468.11	0.00	6,719,468.11 0.00%
Net Income/(Loss)	(1,214,797.59)	0.00	(71,511.22)		(1,214,797.59)	0.00	(71,511.22)
+/- Cash Flow Adjustments	1,749,826.56	0.00	2,163,040.17		1,749,826.56	0.00	2,163,040.17
Cash Balance - End of Period	7,254,497.08	0.00	8,810,997.06		7,254,497.08	0.00	8,810,997.06
Cash Balance Composition:							
Operating Cash	1,036,817.08	0.00	1,036,817.08		1,036,817.08	0.00	1,036,817.08
Escrow Cash	6,217,680.00	0.00	6,217,680.00		6,217,680.00	0.00	6,217,680.00
Total Cash	7,254,497.08	0.00	7,254,497.08		7,254,497.08	0.00	7,254,497.08

1812 N. Moore
BUDGET COMPARISON REPORT
Period Ended January 31, 2015 (Unaudited)
Accrual Basis

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

	Year to Date				
	Actual	Budget	\$ variance	% variance	
Rental Income:					
Rental Income	\$ -	\$ -	\$ -	100.00%	
Recoveries	-	-	-	100.00%	
Parking Income	18,935	14,661	4,274	29.15%	
Interest and Other Income	1,047	26	1,021	3927.04%	
Total Rental Income	\$ 19,982	\$ 14,687	\$ 5,295		
Operating Expenses:					
Cleaning	\$ (10,218)	\$ (14,594)	\$ 4,376	29.98%	
Utilities	(59,400)	(19,923)	(39,477)	-198.15%	A
Repairs and Maintenance	(32,283)	(45,333)	13,050	28.79%	B
Roads and Grounds	-	(5,350)	5,350	100.00%	
Security	(15,489)	(19,782)	4,293	21.70%	
Management Fees	(273)	(293)	20	6.94%	
Administrative	(101,687)	(100,069)	(1,618)	-1.62%	
Insurance	(8,207)	(8,270)	63	0.76%	
Real Estate Taxes	(209,751)	(209,803)	52	0.02%	
Non- Escalatable Expenses	(15,497)	(107,638)	92,141	85.60%	C
Professional Services/ Other	-	-	-	0.00%	
Total Expenses	\$ (452,805)	\$ (531,055)	\$ 78,251	14.73%	
Net Operating Income (Loss)	\$ (432,822)	\$ (516,368)	\$ 83,546	-16.18%	
Other Income and Expenses:					
Interest Expense	\$ (649,042)	\$ (626,918)	\$ (22,124)	-3.53%	
Unrealized Gain/Loss	280	-	280	0.00%	
Amortization - Financing Costs	(133,213)	-	(133,213)	0.00%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
Total Other Income (Expenses)	\$ (781,975)	\$ (626,918)	\$ (155,057)	-24.73%	
Net Income (Loss)	\$ (1,214,798)	\$ (1,143,286)	\$ (71,511)	6.25%	
CASH BASIS					
Property Activity					
Net Income (Loss)	\$ (1,214,798)	\$ (1,143,286)	\$ (71,511)	6.25%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	(133,213)	-	(133,213)	0.00%	
Capital Expenditures	-	-	-	100.00%	
Redevelopment Costs	(213,468)	(413,214)	199,746	48.34%	D
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	1,814,507	-	1,814,507	100.00%	
Total Property Activity	\$ 535,029	\$ (1,556,500)	\$ 2,091,529	-134.37%	
Operating Cash Activity					
Plus: Beginning of Year Cash Balance	\$ 6,719,468				
Less: Ending Cash Balance (Note A)	7,254,497				
Total Property Activity	\$ 535,029				
(Distributions)/Contributions	\$ 282,000				
				(Note A) - Ending Cash consists of:	
				Operating & lockbox	\$ 1,036,817
				Money Market	-
				Sweep Investment	-
				Escrows	6,217,680
				Total	\$ 7,254,497

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

Notes:

A	\$	(39,477)	The negative variance in Utilities is primarily due to:
		(37,851)	Budgeted electricity is less than actual due to the budget assuming electricity would use 182k KWH at \$.09917 per KWH. Actual is coming in at 548 KWH at \$.1021 per KWH. (Timing Variance)
		(1,626)	Miscellaneous variance
		<u>\$ (39,477)</u>	
B	\$	13,050	The positive variance in Repairs and Maintenance is primarily due to:
		6,029	Budgeted Payroll is higher than actual due to general payroll engineering costs (Timing Variance)
		7,292	R&M Elevator contract for the month of January & February is to be paid in March. (Timing Variance)
		(271)	Miscellaneous variance
		<u>\$ 7,021</u>	
C	\$	92,141	The positive variance in Non-Escalatable expenses is primarily due to:
		101,940	Budgeted Promotion and Advertising is higher than actual mainly due to the timing of marketing efforts. (Timing Variance)
		(9,799)	Miscellaneous variance
		<u>\$ 92,141</u>	
D	\$	199,746	The positive variance in Redevelopment Costs is primarily due to:
		199,746	Budgeted tower building is higher than actual primarily due to timing for base building work. (Timing Variance)
		-	Miscellaneous variance
		<u>\$ 199,746</u>	

SECTION 3

Open Status Report
Check Register
Capital Expenditure Analysis

Database:	MONDAYPROD			Open Status Report				Page:	1	
				Monday Production DB				Date:	2/26/2015	
ENTITY:	3485			1812 Holdings, LLC				Time:	03:36 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

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: 01/15

Vendor: ALL019 Allied Telecom Group LLC

AL1027949	1/5/2015		208 INTRNT ACCESS	5758-0002	64.79	0.00	64.79	2/3/2015	12786	02/15
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Vendor: BUS004 Business Radio Licensing

WQTK961	1/28/2015		LicenseRenewal	5540-0000	95.00	0.00	95.00	2/18/2015	1538	02/15
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Vendor: CDW001 CDW DIRECT LLC

ALRZ03105	1/20/2015		319 TS3 ZENTA	5758-0003	20.26	0.00	20.26	2/3/2015	12796	02/15
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Vendor: CLE011 Clearwater Systems Corp

INC150034	1/12/2015		5GallonsChemAqua	5332-0000	482.00	0.00	482.00	2/18/2015	1539	02/15
IVC150146	1/22/2015		WaterTreatmentServic	5332-0000	534.00	0.00	534.00	2/18/2015	1539	02/15

Database:	MONDAYPROD			Open Status Report				Page:	2	
				Monday Production DB				Date:	2/26/2015	
ENTITY:	3485			1812 Holdings, LLC				Time:	03:36 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: DAT003 Datawatch Systems Inc.

674142	1/23/2015		Mar2015FireMonitorin	5372-0000	40.00	0.00	40.00	2/18/2015	1541	02/15
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Vendor: EME003 Emergency Communications Network

ALECN018671	1/7/2015		326 CODE RED	5758-0003	192.42	0.00	192.42	2/3/2015	12807	02/15
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Vendor: ENG003 Engineers Outlet

270449	1/16/2015		Battery	5380-0000	248.04	0.00	248.04	2/18/2015	1544	02/15
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Vendor: FIR010 FIRST CORPORATE SEDANS CORP

AL785979	1/23/2015		NY #393411 CAR SERVI	5758-0008	4.73	0.00	4.73	2/3/2015	12810	02/15
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Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC

174389	11/10/2014		laz parking lease	0132-0100	1,377.50	0.00	1,377.50			
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Vendor: HEM003 HEM IT, INC

AL1171	1/7/2015		212 HEM IT Q1 2015	5758-0002	399.64	0.00	399.64	2/3/2015	12812	02/15
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Vendor: INT023 Interior Foliage Design Inc

AL185490	1/12/2015		NY #3890 MNTHLY MAIN	5758-0012	0.83	0.00	0.83	2/3/2015	12815	02/15
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Vendor: IRI001 IRIDES, LLC

ALPOL-158 CM	1/21/2015		203-2/1-2/13/15A592	5758-0002	22.64	0.00	22.64	2/3/2015	12817	02/15
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*** Check #12817 was VOIDED in Check Period 02/15 ***

Vendor: ITS001 It's My Cooler,LLC

AL9973	1/20/2015		Service agreement	5758-0004	33.51	0.00	33.51	2/3/2015	12819	02/15
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Database:	MONDAYPROD		<div>Open Status Report</div> <div>Monday Production DB</div> <div>1812 Holdings, LLC</div>					Page:	3	
ENTITY:	3485							Date:	2/26/2015	
								Time:	03:36 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: JBUR01 Jennifer Burns

JBurns01212015	1/21/2015		IREM	5772-0000	14.23	0.00	14.23	2/3/2015	12820	02/15
JBurns01212015	1/21/2015		EngineerBrkfst/Lunch	5732-0000	38.12	0.00	38.12	2/3/2015	12820	02/15

Vendor: MAC010 Macrolease Corp

171387	1/29/2015		Jan2015FitnessCtrLea	5772-0000	1,057.88	0.00	1,057.88	2/18/2015	1551	02/15
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Vendor: MAN027 Managed Services 360 LLC

AL3711	1/5/2015		200 PRGRM SUPT IT DE	5758-0002	96.59	0.00	96.59	2/3/2015	12823	02/15
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Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC

2014MGMTFEETI	1/26/2015		TRUE UP '14 MGT FEE	5610-0000	-2,201.78	0.00	-2,201.78	2/18/2015	1554	02/15
DTF1214ROSS	1/26/2015		DUE TO MGT AGNT 12'1	0491-0010	10,193.62	0.00	10,193.62	2/18/2015	1554	02/15

Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC

3485_00000000001	9/30/2014		Management Fee	5610-0000	272.88	0.00	272.88	2/18/2015	1555	02/15
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Vendor: PEA004 Peapod, LLC

ALk58682636	1/12/2015		Customer ID ox82558	5758-0001	11.99	0.00	11.99	2/3/2015	12826	02/15
ALk58889981	1/20/2015		Customer ID ox82558	5758-0001	12.01	0.00	12.01	2/3/2015	12828	02/15
ALk59058727	1/26/2015		Customer ID ox82558	5758-0001	12.00	0.00	12.00	2/3/2015	12830	02/15

Vendor: PIL001 PILLSBURY WINTHROP SHAW PITTMAN LLP

7956377	12/15/2014		contract docs	0132-0100	687.50	0.00	687.50			
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Vendor: RAD001 Radice Enterprises, LLC

789	1/29/2015		Metal&MarbleMaint	5381-0000	2,032.55	0.00	2,032.55	2/18/2015	1557	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	4	
			Monday Production DB					Date:	2/26/2015	
ENTITY:	3485		1812 Holdings, LLC					Time:	03:36 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: RED005 Red Top Cab of Arlington

AL018843	1/15/2015		Account# 2840200	5758-0008	8.36	0.00	8.36	2/3/2015	12837	02/15
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Vendor: RED007 Redirect, Inc.

AL14869	1/15/2015		250 SCORE CARD	5758-0002	54.09	0.00	54.09	2/3/2015	12839	02/15
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Vendor: SAG002 SAGE SOFTWARE, INC.

AL4002630465	12/12/2014		309 FAS #2001231694	5758-0003	176.44	0.00	176.44	2/3/2015	12840	02/15
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Vendor: SOL007 The Solutions Group

AL24919	11/1/2014		200 TSG 10/14	5758-0003	160.54	0.00	160.54	2/3/2015	12844	02/15
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AL25120	12/1/2014		200 TSG 11/14	5758-0002	71.13	0.00	71.13	2/3/2015	12846	02/15
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Vendor: STR009 STRATEGIC PRODUCTS AND SERVICES

ALSI640144	1/15/2015		VA-Customer# MONPROV	5758-0005	135.65	0.00	135.65	2/3/2015	12849	02/15
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Vendor: TIM005 TIME WARNER CABLE OF NYC

AL24716488	1/22/2015		NY #8150200070312472	5758-0001	3.30	0.00	3.30	2/3/2015	12852	02/15
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Vendor: TIM009 Time Warner Cable

AL01012015	1/1/2015		210 #030065301 1/15	5758-0002	9.87	0.00	9.87	2/3/2015	12854	02/15
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Vendor: UNI005 UNITED PARCEL SERVICE

AL000148V1035	1/17/2015		VA 0721WH/A148V1 1/1	5758-0007	11.39	0.00	11.39	2/3/2015	12855	02/15
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AL000A148V1045	1/24/2015		VA 0721WH/A148V1 1/2	5758-0007	15.16	0.00	15.16	2/3/2015	12856	02/15
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AL000A9826T035	1/17/2015		NY 0721WH/A9826T 1/1	5758-0007	19.31	0.00	19.31	2/3/2015	12857	02/15
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Database:	MONDAYPROD		Open Status Report					Page:	5	
			Monday Production DB					Date:	2/26/2015	
ENTITY:	3485		1812 Holdings, LLC					Time:	03:36 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Vendor: VED001 Vedder Price PC

AL523219	1/13/2015		ARL RE TAXES PD 12'1	6630-0000	46.63	0.00	46.63	2/3/2015	12860	02/15
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Vendor: WBM001 W.B. MASON

ALIS0315229	12/31/2015		VA-Office supplies	5758-0001	29.52	0.00	29.52	2/3/2015	12866	02/15
ALIS0315229	12/31/2015		VA-Item for KMacinto	5758-0001	179.66	0.00	179.66	2/3/2015	12866	02/15
ALIS0315229	12/31/2015		VA-Item for J. Berko	5758-0001	151.30	0.00	151.30	2/3/2015	12866	02/15
ALIS0315229	12/31/2015		VA-Item for K. Recto	5758-0001	6.39	0.00	6.39	2/3/2015	12866	02/15
ALIS0315229	12/31/2015		VA-Rental fee - brew	5758-0004	2.49	0.00	2.49	2/3/2015	12866	02/15

Vendor: XER005 Xerox Financial Services LLC

AL260147	1/13/2015		NY 010-0007854-002	5758-0004	15.31	0.00	15.31	2/3/2015	12868	02/15
Expense Period 01/15 Total:					16,839.49	0.00	16,839.49			

1812 Holdings, LLC Total: 16,839.49 0.00 16,839.49

Grand Total: 16,839.49 0.00 16,839.49

Database:	MONDAYPROD	Check Register	Page:	1
BANK:	348502	Monday Production DB	Date:	2/26/2015
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01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

1506	1/14/2015	01/15	MATA01	Washington Metro. Area Transit Auth						
3485	2103 WMATA PB PACK	3485121436	0132-0100	RMB-00001346	12/11/2014	1/10/2015	14,250.00	0.00	14,250.00	
3485	2103 WMATA PB PACK	3485121436	0132-0100	RMB-00001346	12/11/2014	1/10/2015	65,000.00	0.00	65,000.00	
Check Total:							79,250.00	0.00	79,250.00	
1507	1/13/2015	01/15	ABM	ABM Janitorial Services-Mid Atlanta						
3485	Porter#1	3485121422	5120-0000	7514797	12/23/2014	1/22/2015	3,406.20	0.00	3,406.20	
3485	Porter#2	3485121423	5120-0000	7514798	12/23/2014	1/22/2015	3,406.20	0.00	3,406.20	
3485	Night Porter	3485121424	5120-0000	7514799	12/23/2014	1/22/2015	3,406.20	0.00	3,406.20	
Check Total:							10,218.60	0.00	10,218.60	
1508	1/13/2015	01/15	DAT003	Datawatch Systems Inc.						
3485	Feb2015FireMonitorin		5372-0000	667811	1/1/2015	1/31/2015	40.00	0.00	40.00	
Check Total:							40.00	0.00	40.00	
1509	1/13/2015	01/15	DEL009	DELL FINANCIAL SERVICES						
3485	SecurityBoothCompute	3485061450	5530-0000	XJFJMWRP8	7/6/2014	8/5/2014	1,164.73	0.00	1,164.73	
Check Total:							1,164.73	0.00	1,164.73	
1510	1/13/2015	01/15	ENG003	Engineers Outlet						
3485	Paint	3485121435	5380-0000	269815	12/30/2014	1/29/2015	1,103.46	0.00	1,103.46	
Check Total:							1,103.46	0.00	1,103.46	
1511	1/13/2015	01/15	FED002	FEDERAL LICENSING INC						
3485	BusinessRadioLicensi		5540-0000	346501072015	1/7/2015	2/6/2015	95.00	0.00	95.00	
Check Total:							95.00	0.00	95.00	
1512	1/13/2015	01/15	MAC010	Macrolease Corp						
3485	Dec2014FitnessCtrLea		5772-0000	169599	12/30/2014	1/29/2015	1,057.88	0.00	1,057.88	
Check Total:							1,057.88	0.00	1,057.88	
1513	1/13/2015	01/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3485	Management Fee		5610-0000	3485_0000000001	12/31/2014	12/31/2014	365.38	0.00	365.38	

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BANK:	348502	Monday Production DB	Date:	2/26/2015
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01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 365.38 0.00 365.38

1514 1/13/2015 01/15 POB001 Poblocki Sign Company, LLC
3485 BathroomSigns 348501154 5381-0000 90406 12/19/2014 1/18/2015 286.21 0.00 286.21

Check Total: 286.21 0.00 286.21

1515 1/13/2015 01/15 RAD001 Radice Enterprises, LLC
3485 Metal&MarbleMaint 5381-0000 772 1/1/2015 1/31/2015 2,032.55 0.00 2,032.55

Check Total: 2,032.55 0.00 2,032.55

1516 1/13/2015 01/15 UNI005 UNITED PARCEL SERVICE
3485 VA 0721WH/A148V1 1/1 5758-0007 0000A148V1025 1/10/2015 2/9/2015 23.31 0.00 23.31

Check Total: 23.31 0.00 23.31

1517 1/13/2015 01/15 VER012 VERIZON
3485 12/28 9135007785 5732-0000 12/28 91350077 12/28/2014 1/27/2015 240.76 0.00 240.76
3485 12/28 9509007540 5732-0000 12/28 95090075 12/28/2014 1/27/2015 91.37 0.00 91.37

Check Total: 332.13 0.00 332.13

1518 1/26/2015 01/15 AIR010 AIR CLEANING TECHNOLOGIES, INC
3485 Filters 5334-0000 36457 1/16/2015 2/15/2015 211.66 0.00 211.66

Check Total: 211.66 0.00 211.66

1519 1/26/2015 01/15 BR0012 Broadview Networks, Inc.
3485 Dec2014ElevLines 5322-0000 15875651 1/15/2015 2/14/2015 213.51 0.00 213.51

Check Total: 213.51 0.00 213.51

1520 1/26/2015 01/15 CAP036 Captivate Network
3485 Jan2015ElevSceens 5322-0000 0000039630 1/6/2015 2/5/2015 1,132.00 0.00 1,132.00

Check Total: 1,132.00 0.00 1,132.00

1521 1/26/2015 01/15 DEL003 DELL MARKETING L.P
3485 LateFee 5530-0000 XJJP12J18 9/18/2014 10/18/2014 19.00 0.00 19.00
3485 LateFee 5530-0000 XJKFKCD82 11/12/2014 12/12/2014 17.00 0.00 17.00

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BANK: 348502		Monday Production DB							Date: 2/26/2015	
		SIGNATURE BANK							Time: 03:44 PM	
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3485	LateFee			5530-0000	XJM11FND1	12/10/2014	1/9/2015	17.00	0.00	17.00
3485	LateFee			5530-0000	XJCMXX24	1/9/2015	2/8/2015	17.00	0.00	17.00
Check Total:								70.00	0.00	70.00
1522	1/26/2015	01/15	DIS004	Distinctive Plantings						
3485	Dec2014PlantMaint			5385-0000	29387	12/27/2014	1/26/2015	135.92	0.00	135.92
3485	Dec2014PlantMaint			5385-0000	29388	12/27/2014	1/26/2015	63.60	0.00	63.60
Check Total:								199.52	0.00	199.52
1523	1/26/2015	01/15	ECS002	ECS Mid atlantic,LLC						
3485	Groundwater Testing		3485011517	5390-0000	463313	1/13/2015	2/12/2015	520.00	0.00	520.00
Check Total:								520.00	0.00	520.00
1524	1/26/2015	01/15	ENG003	Engineers Outlet						
3485	Fuse			5340-0000	270265	1/13/2015	2/12/2015	126.14	0.00	126.14
3485	Battery			5380-0000	270266	1/13/2015	2/12/2015	187.62	0.00	187.62
Check Total:								313.76	0.00	313.76
1525	1/26/2015	01/15	FAS002	FastSigns						
3485	GarageTempFullSign			6320-0000	272-31659	1/12/2015	2/11/2015	168.42	0.00	168.42
3485	InstallEtchmark			5381-0000	272-31661	1/12/2015	2/11/2015	211.69	0.00	211.69
Check Total:								380.11	0.00	380.11
1526	1/26/2015	01/15	KAS001	KASTLE SYSTEMS						
3485	Feb2015OperationsFee			5520-0000	545839	1/1/2015	1/31/2015	1,806.00	0.00	1,806.00
Check Total:								1,806.00	0.00	1,806.00
1527	1/26/2015	01/15	MAR021	MARK'S PLUMBING PARTS &						
3485	UrinalSensor		348501157	5360-0000	INV001383328	1/13/2015	2/12/2015	516.12	0.00	516.12
Check Total:								516.12	0.00	516.12
1528	1/26/2015	01/15	ORK001	Orkin LLC						
3485	Dec2014PestControl			5384-0000	14712890	1/13/2015	2/12/2015	433.32	0.00	433.32

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BANK:	348502	Monday Production DB	Date:	2/26/2015
		SIGNATURE BANK	Time:	03:44 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

							Check Total:	433.32	0.00	433.32
1529	1/26/2015	01/15	REA027	ReachMaster, Inc						
3485	PortableCharger		348501158	5380-0000	05-1655	1/19/2015	2/18/2015	569.04	0.00	569.04
							Check Total:	569.04	0.00	569.04
1530	1/26/2015	01/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3485	Staff Lunch			5732-0000	1960424	1/11/2015	2/10/2015	96.55	0.00	96.55
							Check Total:	96.55	0.00	96.55
1531	1/26/2015	01/15	SEC009	SecurAmerica LLC						
3485	Dec2014Security			5520-0000	INV900979	1/7/2015	2/6/2015	15,559.52	0.00	15,559.52
							Check Total:	15,559.52	0.00	15,559.52
1532	1/26/2015	01/15	TRE005	TREASURER, ARLINGTON COUNTY						
3485	SP #18 1812 N Moore			6642-0000	348501202015	1/20/2015	2/19/2015	12,681.09	0.00	12,681.09
							Check Total:	12,681.09	0.00	12,681.09
1533	1/26/2015	01/15	VER012	VERIZON						
3485	1/1 9659007831			5732-0000	1/1 965900783	1/1/2015	1/31/2015	244.99	0.00	244.99
3485	1/7 000617195817			5732-0000	1/7 0006171958	1/7/2015	2/6/2015	313.40	0.00	313.40
3485	1/8 000990187129			5732-0000	1/8 0009901871	1/8/2015	2/7/2015	1,912.34	0.00	1,912.34
3485	12/10 000887605401			5732-0000	12/10 00088760	12/10/2014	1/9/2015	73.61	0.00	73.61
							Check Total:	2,544.34	0.00	2,544.34
1534	1/26/2015	01/15	WON001	Wonderlic, Inc.						
3485	Additional Svcs			5710-5000	6366851	1/16/2015	2/15/2015	2.32	0.00	2.32
							Check Total:	2.32	0.00	2.32
01262015	1/26/2015	01/15	CLA021	Clark Construction Group, LLC			Hand Check			
3485	public benefits			0132-0100	PB21	12/31/2014	1/30/2015	63,006.00	0.00	63,006.00
							Check Total:	63,006.00	0.00	63,006.00
485103114	11/26/2014	01/15	MON020	MONDAY PROPERTIES SERVICES, LLC			Hand Check			

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BANK: 348502		Monday Production DB						Date: 2/26/2015		
		SIGNATURE BANK						Time: 03:44 PM		
01/15 Through 01/15										
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	DUE TO MGT AGNT 10, 3485111484			0132-0100	3485103114	11/12/2014	12/12/2014	911.31	911.31	
3485	DUE TO MGT AGNT 10, 3485111484			0132-0100	3485103114	11/12/2014	12/12/2014	48,245.29	48,245.29	
3485	DUE TO MGT AGNT 10, 3485111484			0132-0100	3485103114	11/12/2014	12/12/2014	1,797.01	1,797.01	
3485	DUE TO MGT AGNT 10, 3485111484			0132-0100	3485103114	11/12/2014	12/12/2014	1,282.32	1,282.32	
Check Total:								52,235.93	0.00	52,235.93
5STX1214Q	1/15/2015	01/15	DEP014	Department of Taxation			Hand Check			
3485	208965881 12/14 ST9			6645-0000	WT3485STX1214C	1/15/2015	1/20/2015	363.84	0.00	363.84
Check Total:								363.84	0.00	363.84
85010215A	1/7/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3485	11/26-12/30#40315988			5210-0000	WT3485010215A	1/2/2015	1/7/2015	21,487.22	0.00	21,487.22
Check Total:								21,487.22	0.00	21,487.22
85010215B	1/7/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3485	11/26-12/30#58035066			5210-0000	WT3485010215B	1/2/2015	1/7/2015	27,387.39	0.00	27,387.39
Check Total:								27,387.39	0.00	27,387.39
SIGNATURE BANK Total:								297,698.49	0.00	297,698.49

Database:	MONDAYPROD	Check Register	Page:	6						
BANK:	3485PL	Monday Production DB	Date:	2/26/2015						
			Time:	03:44 PM						
01/15 Through 01/15										
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

016270115	12/1/2014	01/15	IST003	iStar Financial, Inc			Hand Check				
3485	12/1-12/13/14 INTERE			8201-0000	WTM0016270115	12/1/2014	12/1/2014	664,951.52	0.00	664,951.52	
3485	1/1-1/11/15 INTEREST			8201-0000	WTM0016270115	12/1/2014	12/1/2014	235,950.53	0.00	235,950.53	
								Check Total:	900,902.05	0.00	900,902.05
								Total:	900,902.05	0.00	900,902.05

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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
00740710A	1/21/2015	01/15	ZAC001	Accenture LLP			Hand Check			
3485	207 PD 12'14 LSE ADM			5758-0011	VC1000740710A	1/7/2015	2/6/2015	592.59	0.00	592.59
							<i>Check Total:</i>	<i>592.59</i>	<i>0.00</i>	<i>592.59</i>
							<i>SIGNATURE BANK Total:</i>	<i>592.59</i>	<i>0.00</i>	<i>592.59</i>

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BANK:	MPSSIGOP	Monday Production DB	Date:	2/26/2015
		SIGNATURE BANK	Time:	03:44 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

12694	1/9/2015	01/15	SAF010	Safway Holdings, Inc.	*** VOID ***	Voided Check			
3485	incorrect vendor			5758-0003	AL4002630465	12/12/2014 1/11/2015	-280.55	0.00	-280.55
						<i>Check Total:</i>	-280.55	0.00	-280.55
12700	1/9/2015	01/15	CAH001	CAHILL, AILEEN					
3485	VA Travel			5758-0014	AC121914	12/19/2014 1/18/2015	35.66	0.00	35.66
3485	VA Taxi			5758-0008	AC121914	12/19/2014 1/18/2015	0.84	0.00	0.84
3485	VA Meals			5758-0013	AC121914	12/19/2014 1/18/2015	0.11	0.00	0.11
						<i>Check Total:</i>	36.61	0.00	36.61
12705	1/12/2015	01/15	CAL006	Caliper Management Inc					
3485	Caliper Advisor MCLa			5710-5000	l1358090	4/21/2014 5/21/2014	88.50	0.00	88.50
						<i>Check Total:</i>	88.50	0.00	88.50
12708	1/12/2015	01/15	EMH001	EDWARD M HINCHEY					
3485	AUSTIN'S YR END REV			5758-0014	EMH01152015	1/15/2015 2/14/2015	80.52	0.00	80.52
3485	AUSTIN/EMH LUNCH			5758-0013	EMH01152015	1/15/2015 2/14/2015	4.71	0.00	4.71
3485	CAR SERVICE			5758-0013	EMH01152015	1/15/2015 2/14/2015	8.33	0.00	8.33
						<i>Check Total:</i>	93.56	0.00	93.56
12713	1/12/2015	01/15	KAT005	Katie Mackintosh					
3485	tuition reimbursemen			0132-0100	KM1515	1/5/2015 2/4/2015	4,000.00	0.00	4,000.00
						<i>Check Total:</i>	4,000.00	0.00	4,000.00
12715	1/12/2015	01/15	KBUR01	Kevin Burns					
3485	parking			5758-0012	KB1515	1/5/2015 2/4/2015	3.79	0.00	3.79
3485	parking			5758-0012	KB1515	1/5/2015 2/4/2015	3.79	0.00	3.79
						<i>Check Total:</i>	7.58	0.00	7.58
12720	1/12/2015	01/15	MPA004	MDISTRICT PARK 1					
3485	Parking validations			6320-0000	AL117093	12/19/2014 1/18/2015	60.50	0.00	60.50
						<i>Check Total:</i>	60.50	0.00	60.50
12722	1/12/2015	01/15	PEA004	Peapod, LLC					

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		SIGNATURE BANK						Time: 03:44 PM	
01/15 Through 01/15									
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	Customer ID ox82558			5758-0001	ALk58279778	12/22/2014	1/21/2015	2.60	2.60
							Check Total:	2.60	2.60
12723	1/12/2015	01/15	REA021	Real Capital Analytics, Inc					
3485	11/2014-11/2015			5758-0012	AL0003792	12/17/2014	1/16/2015	639.91	639.91
							Check Total:	639.91	639.91
12728	1/12/2015	01/15	SEA005	SEAMLESSWEB PROFESSIONAL					
3485	Friday lunch			5758-0013	AL1941022	12/21/2014	1/20/2015	15.43	15.43
							Check Total:	15.43	15.43
12735	1/12/2015	01/15	VED001	Vedder Price PC					
3485	11/14 ARL RE TAXES			6630-0000	AL522007	12/22/2014	1/21/2015	709.88	709.88
							Check Total:	709.88	709.88
12743	1/20/2015	01/15	CIT006	CITISTORAGE INC.					
3485	NY 2510 STORAGE FEI			5758-0001	AL0785993	1/2/2015	2/1/2015	4.69	4.69
							Check Total:	4.69	4.69
12746	1/20/2015	01/15	COM032	COMCAST					
3485	Acct# 05613951384012			5758-0001	ALCOMCAST12/11/2014	1/20/2015	1/20/2015	4.54	4.54
							Check Total:	4.54	4.54
12749	1/20/2015	01/15	FIR010	FIRST CORPORATE SEDANS CORP					
3485	NY #393411 CAR SERV			5758-0008	AL784819	1/7/2015	2/6/2015	2.56	2.56
							Check Total:	2.56	2.56
12751	1/20/2015	01/15	FRE013	Freshdirect					
3485	NY 11717338932 OFF/A			5758-0001	AL201412	12/2/2014	1/1/2015	3.29	3.29
							Check Total:	3.29	3.29
12753	1/20/2015	01/15	INT023	Interior Foliage Design Inc					
3485	NY 3980 PLANT MANT			5758-0012	AL184735	1/2/2015	2/1/2015	0.83	0.83

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BANK:	MPSSIGOP	Monday Production DB	Date:	2/26/2015
		SIGNATURE BANK	Time:	03:44 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

Check Total: 0.83 0.00 0.83

12755 1/20/2015 01/15 PEA004 Peapod, LLC
3485 Customer ID ox82558 5758-0001 ALk58420997 12/29/2014 1/28/2015 2.61 0.00 2.61

Check Total: 2.61 0.00 2.61

12757 1/20/2015 01/15 PEA004 Peapod, LLC
3485 Customer ID ox82558 5758-0001 ALk58541963 1/5/2015 2/4/2015 10.61 0.00 10.61

Check Total: 10.61 0.00 10.61

12759 1/20/2015 01/15 SEA005 SEAMLESSWEB PROFESSIONAL
3485 NY 54-003-02105 MILK 5758-0001 AL1959000 1/4/2015 2/3/2015 0.24 0.00 0.24

Check Total: 0.24 0.00 0.24

12761 1/20/2015 01/15 TEL005 Telco Experts LLC
3485 NY #1197 INTGRATED 5758-0005 AL1197150101 1/1/2015 1/31/2015 72.51 0.00 72.51

Check Total: 72.51 0.00 72.51

12763 1/20/2015 01/15 TEL005 Telco Experts LLC
3485 VA-Acct#1775 1/1/15 5758-0005 AL1775150101 1/1/2015 1/31/2015 209.96 0.00 209.96

Check Total: 209.96 0.00 209.96

12769 1/20/2015 01/15 WBM001 W.B. MASON
3485 NY C2012992 RENTAL 5758-0004 ALIS0315177 12/31/2014 1/30/2015 0.45 0.00 0.45
3485 NY C2012992 OFF/ADV 5758-0001 ALIS0315177 12/31/2014 1/30/2015 10.12 0.00 10.12

Check Total: 10.57 0.00 10.57

12771 1/20/2015 01/15 XER005 Xerox Financial Services LLC
3485 VA-Con#010000055900 5758-0004 AL253801 1/5/2015 2/4/2015 302.99 0.00 302.99

Check Total: 302.99 0.00 302.99

12775 1/26/2015 01/15 CAH001 CAHILL, AILEEN
3485 VA Airfare 5758-0014 AC01132015 1/13/2015 2/12/2015 86.94 0.00 86.94
3485 VA Taxi 5758-0008 AC01132015 1/13/2015 2/12/2015 2.16 0.00 2.16

Database: MONDAYPROD		Check Register						Page: 11	
BANK: MPSSIGOP		Monday Production DB						Date: 2/26/2015	
						SIGNATURE BANK		Time: 03:44 PM	
01/15 Through 01/15									
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
3485	VA Meals			5758-0013	AC01132015	1/13/2015	2/12/2015	1.52	1.52
Check Total:								90.62	90.62
12779	1/26/2015	01/15	RED005	Red Top Cab of Arlington					
3485	Account# 2840200			5758-0008	AL018444	12/31/2015	1/30/2016	4.86	4.86
Check Total:								4.86	4.86
12782	1/26/2015	01/15	VER013	VERIZON WIRELESS					
3485	VA-Acct#720396355000			5758-0006	AL9738008472	12/28/2014	1/27/2015	205.38	205.38
Check Total:								205.38	205.38
12784	1/26/2015	01/15	WAS007	THE WASHINGTON POST					
3485	Account# 3791437			5758-0012	AL3791437 1/15	1/4/2015	2/3/2015	13.44	13.44
Check Total:								13.44	13.44
1214STAMP	1/22/2015	01/15	STA034	Stamps.com, Inc.			Hand Check		
3485	NY LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	2.40	2.40
3485	VA LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.26	1.26
3485	NY POSTAGE			5758-0007	WT1214STAMP	1/22/2015	1/22/2015	57.29	57.29
Check Total:								60.95	60.95
MEX122014	1/6/2015	01/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check		
3485	12/2014 EXPENSES			5758-0006	WTAMEX122014	12/28/2014	1/27/2015	1.68	1.68
3485	12/2014 EXPENSES			5758-0008	WTAMEX122014	12/28/2014	1/27/2015	123.05	123.05
3485	12/2014 EXPENSES			5758-0010	WTAMEX122014	12/28/2014	1/27/2015	86.42	86.42
3485	12/2014 EXPENSES			5758-0013	WTAMEX122014	12/28/2014	1/27/2015	60.49	60.49
3485	12/2014 EXPENSES			5758-0014	WTAMEX122014	12/28/2014	1/27/2015	293.86	293.86
3485	12/2014 EXPENSES			6411-0000	WTAMEX122014	12/28/2014	1/27/2015	1,466.43	1,466.43
Check Total:								2,031.93	2,031.93
SIGNATURE BANK Total:								8,406.60	8,406.60
Grand Total:								1,207,599.73	1,207,599.73

1812 N. Moore	ACCT LEASING MGMT	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
			273	288	295	300	316	319	308	311	319	334	314	303	21,320	25,000	25,000	-
Management Fees			273	288	295	300	316	319	308	311	319	334	314	303	21,320	25,000	25,000	-
Development Fees																		
1812 Development Costs, WIP			211,866													211,866		211,865.72
Less: Development Fee			-													-		-
Less: Interest Expense			-													-		-
			211,866	-	-	-	-	-	-	-	-	-	-	-	-	211,866	-	211,866
			3,178				130,524			80,201			102,619			316,522	313,344	3,178

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	-		-	-	-	-	5,721,220	-	-	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	-		-	-	-	-	1,546,679	-	-	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							561									561	561	-	
Retail							2,133									2,133	2,133	-	
														-	-	-	-	-	
																-	-	-	
TOTAL 1812 N. Moore	-		-	-	-	-	42,193	-	-	27,114	-	-	-	-	-	69,307	69,307	-	
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	5,391,443	-
Retail, Vacant				-	-	-	-	-	-	-	-	-	-	1,281,230	-	-	1,281,230	1,281,230	-
Retail, Vacant				-	-	-	-	-	-	-	-	-	-	168,561	-	-	168,561	168,561	-
																	-	-	-
TOTAL 1812 N. Moore				-	-	-	-	-	-	-	-	-	-	6,841,234	-	-	6,841,234	6,841,234	-
	Total CM FEE 3%			-	-	-	-	-	-	-	-	-	-	205,237	-	-	205,237	205,237	-
TI - Landlord Work	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	-

SECTION 4

Job Cost Report

Cost Code		Original Budget A	Approved Revisions B	Approved Budget C = A + B	Pending Revisions D	Total Budget E = C + D	Total Commitments F	Costs to Date G	Paid to Date H	Commitments Remaining I = F - G	Estimate to Complete J	Total Costs K = F + J	Remaining To Spend L = E - K
<div><div>JOB12-98-181221812 North Moore Development</div></div>													
100001	Land	69,500,000	0	69,500,000	0	69,500,000	69,500,000	69,500,000	69,500,000	0	0	69,500,000	0
100003	Fair Market Value Adjustment	0	18,575,443	18,575,443	0	18,575,443	18,575,443	18,575,443	18,575,443	0	0	18,575,443	0
Total		69,500,000	18,575,443	88,075,443	0	88,075,443	88,075,443	88,075,443	88,075,443	0	0	88,075,443	0
100104	Purchase - Title Insurance	45,175	0	45,175	0	45,175	45,175	45,175	45,175	0	0	45,175	0
100105	Purchase - Legal (1)	101,238	0	101,238	0	101,238	101,238	101,238	101,238	0	0	101,238	0
100108	Purchase - Survey	3,295	0	3,295	0	3,295	3,295	3,295	3,295	0	0	3,295	0
Total		149,708	0	149,708	0	149,708	149,708	149,708	149,708	0	0	149,708	0
200099	Preconstruction Other	180,120	0	180,120	0	180,120	180,120	180,120	180,120	0	0	180,120	0
Total		180,120	0	180,120	0	180,120	180,120	180,120	180,120	0	0	180,120	0
300001	Demolition	916,947	-9,547	907,400	0	907,400	907,400	907,400	907,400	0	0	907,400	0
300007	Hazmat Abatement	728,644	0	728,644	0	728,644	728,644	728,644	728,644	0	0	728,644	0
300099	Site Work and Demolition Other	2,457	1,827	4,284	0	4,284	4,284	4,284	4,284	0	0	4,284	0
Total		1,648,049	-7,720	1,640,329	0	1,640,329	1,640,328	1,640,328	1,640,328	0	0	1,640,328	0
400050	Utilities Other	950,000	-470,095	479,905	10,318	490,223	502,775	496,545	496,545	6,230	0	502,775	-12,552
400060	Water/Sewer Tap Fees	350,000	-160,000	190,000	0	190,000	182,620	171,068	171,068	11,552	0	182,620	7,380
400070	SWM Connections	100,000	-100,000	0	0	0	0	0	0	0	0	0	0
Total		1,400,000	-730,095	669,905	10,318	680,223	685,396	667,613	667,613	17,783	0	685,396	-5,173
500050	Base Building	119,859,410	1,534,096	121,393,506	-1,004,051	120,389,455	122,068,453	121,576,465	121,576,465	491,988	0	122,068,453	-1,678,998
Total		119,859,410	1,534,096	121,393,506	-1,004,051	120,389,455	122,068,453	121,576,465	121,576,465	491,988	0	122,068,453	-1,678,998
500051	County Contributions & Insurance Proceeds	0	-571,014	-571,014	0	-571,014	-571,014	-1,016,843	-1,016,843	445,829	0	-571,014	0
500100	Base Building - Misc	0	605,000	605,000	0	605,000	1,657,067	1,389,194	1,389,194	267,873	0	1,657,067	-1,052,067
Total		0	33,986	33,986	0	33,986	1,086,053	372,351	372,351	713,702	0	1,086,053	-1,052,067
501000	Specialties	0	0	0	0	0	1,120	5,620	5,620	-4,500	0	1,120	-1,120
Total		0	0	0	0	0	1,120	5,620	5,620	-4,500	0	1,120	-1,120
570001	Tenant Improvements	33,300,000	72,672	33,372,672	0	33,372,672	0	0	0	0	0	0	33,372,672
Total		33,300,000	72,672	33,372,672	0	33,372,672	0	0	0	0	0	0	33,372,672
610003	Arch. Conceptual Design	32,200	0	32,200	0	32,200	32,200	32,200	32,200	0	0	32,200	0

Report: MP_CONSTPM3E
Run for budget type: ('STD')
Run for cost list: ('CSI')
Run for journal entry types: ('A')

1812 Holdings, LLC
MP Job Cost Rep PM- diff. totals-Using Recieved PO
For Period: 10/07 Through to 01/15
GJOB.JOBCODE IN ('12-98-18122 ')

Page: 2
Date: 2/27/2015
Time: 11:09 AM

Cost Code		Original Budget A	Approved Revisions B	Approved Budget C = A + B	Pending Revisions D	Total Budget E = C + D	Total Commitments F	Costs to Date G	Paid to Date H	Commitments Remaining I = F - G	Estimate to Complete J	Total Costs K = F + J	Remaining To Spend L = E - K
610004	Arch. Schematic Design	241,705	0	241,705	0	241,705	241,705	241,705	241,705	0	0	241,705	0
610005	Arch. Design Development	402,842	0	402,842	0	402,842	402,842	402,842	402,842	0	0	402,842	0
610006	Arch. Contract Documents	704,973	0	704,973	0	704,973	704,973	704,973	704,973	0	0	704,973	0
610007	Arch. Bidding & Negotiation	100,710	0	100,710	0	100,710	100,710	100,710	100,710	0	0	100,710	0
610008	Arch. Construction Admin	643,600	80,787	724,387	0	724,387	724,387	645,228	645,228	79,159	0	724,387	0
610009	Arch. Contract Documents	0	0	0	0	0	0	0	0	0	0	0	0
610011	Arch. Reimb Exp	170,000	0	170,000	0	170,000	140,215	139,350	139,350	865	0	140,215	29,785
610099	Arch. Other	1,493,970	386,897	1,880,867	0	1,880,867	2,015,613	1,992,917	1,992,917	22,697	0	2,015,613	-134,746
Total		3,789,999	467,684	4,257,683	0	4,257,683	4,362,645	4,259,924	4,259,924	102,721	0	4,362,645	-104,962
630001	Civil Eng. Site Determination	5,900	-1,000	4,900	0	4,900	4,900	4,900	4,900	0	0	4,900	0
630002	Civil Eng. Entitlement	83,100	-875	82,225	0	82,225	93,097	82,225	82,225	10,873	0	93,097	-10,872
630003	Civil Eng. Final Construction Drawings	0	0	0	0	0	0	0	0	0	0	0	0
630004	Civil Eng. Surveying	0	0	0	0	0	0	0	0	0	0	0	0
630005	Civil Eng. Final Engineering	442,796	136,366	579,162	20,669	599,831	601,629	604,522	604,522	-2,893	0	601,629	-1,798
630006	Civil Eng. Construction Administration	0	0	0	0	0	0	0	0	0	0	0	0
630007	Civil Eng. Reimb Exp	8,157	16,861	25,018	0	25,018	25,637	21,191	21,191	4,446	0	25,637	-619
630099	Civil Eng. Other	86,347	0	86,347	0	86,347	76,237	75,997	75,997	240	0	76,237	10,110
Total		626,300	151,352	777,652	20,669	798,321	801,500	788,834	788,834	12,666	0	801,500	-3,179
630290	Environmental Eng. Other	0	0	0	0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0	0	0	0	0
630300	MEP Conceptual Design	14,130	0	14,130	0	14,130	14,130	14,130	14,130	0	0	14,130	0
630301	MEP Schematic Design	92,505	0	92,505	0	92,505	92,505	92,505	92,505	0	0	92,505	0
630302	MEP Design Development	185,010	0	185,010	0	185,010	185,010	185,010	185,010	0	0	185,010	0
630303	MEP Contract Documents	219,235	0	219,235	0	219,235	219,235	219,235	219,235	0	0	219,235	0
630305	MEP Construction Admin	222,500	-18,210	204,290	0	204,290	216,629	179,629	179,629	37,001	0	216,629	-12,340
630306	MEP Leed/ Energy Modeling	112,500	37,500	150,000	0	150,000	189,375	156,161	156,161	33,214	0	189,375	-39,375
630307	MEP Reimb Exp	24,000	0	24,000	0	24,000	24,490	16,445	16,445	8,046	0	24,490	-490
630399	MEP Other	135,120	0	135,120	0	135,120	104,254	100,859	100,859	3,395	0	104,254	30,866
Total		1,004,999	19,290	1,024,289	0	1,024,289	1,045,627	963,972	963,972	81,655	0	1,045,627	-21,338
630500	Structural Eng. Schematic Design	172,500	0	172,500	0	172,500	172,500	172,500	172,500	0	0	172,500	0
630501	Structural Eng. Design Development	138,000	0	138,000	0	138,000	138,000	138,000	138,000	0	0	138,000	0
630502	Structural Eng. Contract Documents	304,500	0	304,500	0	304,500	304,500	304,500	304,500	0	0	304,500	0
630503	Structural Eng. Construction Admin	75,000	20,000	95,000	0	95,000	150,170	121,915	121,915	28,255	0	150,170	-55,169
630505	Structural Eng. Reimb Exp	69,000	0	69,000	0	69,000	68,122	66,604	66,604	1,518	0	68,122	878
630506	Structural Eng. Wind Tunnel	69,000	0	69,000	0	69,000	69,000	69,000	69,000	0	0	69,000	0
630507	Structural Eng. Foundation Design	20,000	0	20,000	0	20,000	20,000	20,000	20,000	0	0	20,000	0
630599	Structural Eng. Other	365,500	270,000	635,500	0	635,500	599,939	583,560	583,560	16,379	0	599,939	35,561

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Total	1,213,500	290,000	1,503,500	0	1,503,500	1,522,231	1,476,078	1,476,078	46,153	0	1,522,231	-18,730
650001 LEED - Commissioning Agent	55,000	0	55,000	0	55,000	120,900	98,050	98,050	22,850	0	120,900	-65,900
650002 LEED - Construction Initiation	26,350	0	26,350	1,479	27,829	43,858	25,694	25,694	18,164	0	43,858	-16,029
650003 LEED - Coordination USGBC	0	0	0	0	0	0	0	0	0	0	0	0
650004 LEED - Design Initiation	2,490	0	2,490	0	2,490	2,490	2,490	2,490	0	0	2,490	0
650005 LEED - Documentation & USGBC Sub	35,098	700	35,798	0	35,798	50,282	49,827	49,827	455	0	50,282	-14,484
650006 LEED - Meetings	2,000	0	2,000	0	2,000	1,000	1,000	1,000	0	0	1,000	1,000
650007 LEED - ND Application	2,000	0	2,000	0	2,000	2,000	2,000	2,000	0	0	2,000	0
650008 LEED - ND Process Mgmt	42,000	0	42,000	0	42,000	42,000	42,000	42,000	0	0	42,000	0
650009 LEED - ND Registration	3,000	0	3,000	0	3,000	3,000	3,000	3,000	0	0	3,000	0
650010 LEED - Project Management	10,490	0	10,490	0	10,490	10,479	10,479	10,479	0	0	10,479	11
650012 LEED - Specifications	5,670	1	5,671	0	5,671	5,671	5,671	5,671	0	0	5,671	0
650013 LEED - Technical Consulting	12,671	3,806	16,477	0	16,477	16,477	16,348	16,348	129	0	16,477	0
650014 LEED Reimb Exp	2,000	0	2,000	0	2,000	886	882	882	4	0	886	1,114
650099 LEED Other	17,000	0	17,000	0	17,000	7,917	7,917	7,917	0	0	7,917	9,083
Total	215,769	4,507	220,276	1,479	221,755	306,960	265,359	265,359	41,601	0	306,960	-85,205
670001 Acoustical	20,000	0	20,000	0	20,000	12,700	12,700	12,700	0	0	12,700	7,300
670003 Life Safety Review	0	3,300	3,300	2,600	5,900	8,524	197	197	8,328	0	8,524	-2,624
670004 Archeological	10,000	-10,000	0	0	0	0	0	0	0	0	0	0
670006 Curtain Wall	220,000	53,337	273,337	0	273,337	331,742	310,368	310,368	21,374	0	331,742	-58,406
670007 Code/ADA	52,000	13,000	65,000	0	65,000	60,555	60,324	60,324	231	0	60,555	4,444
670009 Cost Consultant	30,000	104,924	134,924	3,990	138,914	148,991	143,148	143,148	5,843	0	148,991	-10,077
670010 Elevator	115,000	0	115,000	0	115,000	127,400	99,900	99,900	27,500	0	127,400	-12,400
670014 Energy/Utility	55,000	12,257	67,257	0	67,257	69,757	73,557	73,557	-3,800	0	69,757	-2,500
670015 Environmental	13,905	14,215	28,120	206	28,326	28,532	28,326	28,326	206	0	28,532	-207
670016 Food Service	35,000	0	35,000	0	35,000	9,715	9,715	9,715	0	0	9,715	25,285
670017 Geotechnical	36,065	-10,000	26,065	0	26,065	21,510	21,510	21,510	0	0	21,510	4,555
670018 Graphics	145,000	11,503	156,503	0	156,503	156,502	156,502	156,502	0	0	156,502	0
670020 Landscape	125,000	-30,559	94,441	0	94,441	94,441	94,441	94,441	0	0	94,441	0
670026 Lighting	70,000	0	70,000	0	70,000	36,000	36,000	36,000	0	0	36,000	34,000
670028 Security Systems	5,000	15,000	20,000	0	20,000	0	0	0	0	0	0	20,000
670030 Design Peer Review	57,408	3,750	61,158	0	61,158	61,130	61,130	61,130	0	0	61,130	28
670033 Traffic Engineer	120,000	47,503	167,503	0	167,503	177,057	182,084	182,084	-5,027	0	177,057	-9,554
670041 Other Consultants Reimb Exp	60,000	0	60,000	0	60,000	49,186	48,293	48,293	893	0	49,186	10,815
670042 Blueprints/Reproduction Costs	258,000	0	258,000	0	258,000	198,004	193,028	193,028	4,976	0	198,004	59,996
670043 Consultant - Other Design	140,150	116,100	256,250	0	256,250	312,085	340,815	340,815	-28,730	0	312,085	-55,835
670044 Contruction Consultant	620,000	-400,000	220,000	0	220,000	220,000	220,000	220,000	0	0	220,000	0
670045 Parking Consultant	23,250	-19,442	3,808	0	3,808	3,808	3,808	3,808	0	0	3,808	0
670099 Other Consultants Misc	41,360	37,744	79,104	768	79,872	147,779	142,811	142,811	4,968	0	147,779	-67,907
Total	2,252,137	-37,368	2,214,769	7,564	2,222,333	2,275,418	2,238,656	2,238,656	36,762	0	2,275,418	-53,085

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750001	Affordable Housing	4,814,320	0	4,814,320	0	4,814,320	4,814,320	3,209,547	3,209,547	1,604,773	0	4,814,320	0
750002	Metro Elevators	1,500,000	0	1,500,000	0	1,500,000	1,500,000	750,000	750,000	750,000	0	1,500,000	0
750003	Transit Station Contribution	131,533	0	131,533	0	131,533	70,771	38,373	38,373	32,398	0	70,771	60,762
750004	Utility fund	69,075	0	69,075	0	69,075	69,075	69,075	69,075	0	0	69,075	0
750005	Public Benefit Soft Cost	732,000	310,131	1,042,131	0	1,042,131	1,244,836	1,045,026	1,045,026	199,810	0	1,244,836	-202,705
750006	Public Benefit Hard Cost	4,000,000	-310,131	3,689,869	0	3,689,869	7,112,651	3,752,549	3,752,549	3,360,102	0	7,112,651	-3,422,782
750099	County Proffers Other- Newseum Mkt	100,000	0	100,000	0	100,000	100,000	100,000	100,000	0	0	100,000	0
Total		11,346,928	0	11,346,928	0	11,346,928	14,911,652	8,964,569	8,964,569	5,947,083	0	14,911,652	-3,564,724
770002	Site Permit Fees	350,350	0	350,350	0	350,350	350,350	350,350	350,350	0	0	350,350	0
770003	Bldg Permit Fees	1,040,000	-100,000	940,000	0	940,000	830,721	790,449	790,449	40,272	0	830,721	109,279
770004	Other Permit Fees	95,000	163,579	258,579	0	258,579	315,699	315,523	315,523	176	0	315,699	-57,120
770005	Site Bonds	300,000	-200,000	100,000	0	100,000	110,258	79,097	79,097	31,160	0	110,258	-10,258
770009	Site Plan Costs	0	0	0	0	0	4,500	4,500	4,500	0	0	4,500	-4,500
770099	Permits & Consultant Other	20,000	18,000	38,000	0	38,000	37,389	36,965	36,965	424	0	37,389	610
Total		1,805,349	-118,421	1,686,928	0	1,686,928	1,648,917	1,576,884	1,576,884	72,033	0	1,648,917	38,012
780001	Special Testing & Design	197,574	0	197,574	0	197,574	198,999	185,693	185,693	13,306	0	198,999	-1,425
780006	Testing Inspection & Survey	215,000	-215,000	0	0	0	0	0	0	0	0	0	0
780099	Special Inspections-Other	1,000,000	462,589	1,462,589	0	1,462,589	1,518,782	1,452,428	1,452,428	66,354	0	1,518,782	-56,193
Total		1,412,574	247,589	1,660,163	0	1,660,163	1,717,781	1,638,121	1,638,121	79,660	0	1,717,781	-57,618
780051	Insurance Proceeds	0	-27,589	-27,589	0	-27,589	-27,589	-27,589	-27,589	0	0	-27,589	0
Total		0	-27,589	-27,589	0	-27,589	-27,589	-27,589	-27,589	0	0	-27,589	0
800001	RE Tax - Construction	4,700,000	3,038,607	7,738,607	0	7,738,607	6,231,474	5,429,901	5,429,901	801,573	0	6,231,474	1,507,133
Total		4,700,000	3,038,607	7,738,607	0	7,738,607	6,231,474	5,429,901	5,429,901	801,573	0	6,231,474	1,507,133
810002	Land Use/Zoning	1,091,503	150,000	1,241,503	0	1,241,503	1,258,197	1,217,207	1,217,207	40,990	0	1,258,197	-16,694
810003	Contract Documents	154,313	32,311	186,624	0	186,624	359,107	341,444	340,756	17,664	0	359,107	-172,484
810006	Legal Reimb	25,000	5,794	30,794	0	30,794	31,054	29,768	29,768	1,286	0	31,054	-259
810099	Legal Other	591,287	-405,455	185,832	1,619	187,451	206,272	208,522	208,522	-2,250	0	206,272	-18,821
Total		1,862,103	-217,350	1,644,753	1,619	1,646,372	1,854,630	1,796,941	1,796,254	57,689	0	1,854,630	-208,258
820002	Insurance Builders Risk	390,000	103,453	493,453	40,254	533,707	568,792	537,690	537,690	31,102	0	568,792	-35,085
820009	Insurance Umbrella Insurance	0	0	0	0	0	0	0	0	0	0	0	0
820099	Insurance Other	0	171,500	171,500	0	171,500	9,925	6,682	6,682	3,243	0	9,925	161,575
Total		390,000	274,953	664,953	40,254	705,207	578,718	544,372	544,372	34,345	0	578,718	126,489

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830001	Administrative Payroll	4,631,092	-271,092	4,360,000	0	4,360,000	4,234,869	5,118,300	5,118,300	-883,431	0	4,234,869	125,131
830002	Administrative Taxes/Benefits	560,044	-132,075	427,969	5,355	433,324	483,458	511,691	511,691	-28,233	0	483,458	-50,134
830003	Administrative Office Costs	518,864	391,136	910,000	0	910,000	1,000,180	1,008,121	1,008,121	-7,941	0	1,000,180	-90,181
830005	Audit/Tax Fees	220,000	-100,000	120,000	0	120,000	48,618	47,618	47,618	1,000	0	48,618	71,382
830099	Administrative Other	0	2,748	2,748	0	2,748	2,748	2,748	2,748	0	0	2,748	0
Total		5,930,000	-109,283	5,820,717	5,355	5,826,072	5,769,873	6,688,478	6,688,478	-918,605	0	5,769,873	56,199
840003	Leasing/Mktg - Branding Consultants	0	0	0	0	0	0	0	0	0	0	0	0
840004	Leasing/Mktg - Broker Events	300,000	23,914	323,914	6,113	330,027	450,761	405,068	405,068	45,693	0	450,761	-120,734
840005	Leasing/Mktg - Broker Entertainment & Outreach	90,000	0	90,000	0	90,000	68,543	92,578	92,578	-24,035	0	68,543	21,457
840006	Leasing/Mktg - Events & Sponsorship	113,999	65,000	178,999	0	178,999	177,747	186,041	186,041	-8,295	0	177,747	1,252
840007	Leasing/Mktg - Leasing Materials	0	0	0	0	0	15,849	15,849	15,849	0	0	15,849	-15,849
840008	Leasing/Mktg - Legal-Leasing	0	465,000	465,000	0	465,000	51,786	54,174	52,796	-2,388	0	51,786	413,214
840009	Leasing/Mktg - Marketing Broch & Printed	297,000	0	297,000	0	297,000	281,724	279,924	279,924	1,800	0	281,724	15,276
840010	Leasing/Mktg - Marketing Consultant	224,000	179,421	403,421	15,900	419,321	496,088	476,438	476,438	19,650	0	496,088	-76,767
840016	Leasing/Mktg - Marketing-Public Relation	48,000	0	48,000	0	48,000	43,954	43,954	43,954	0	0	43,954	4,046
840018	Leasing/Mktg - Construction	0	0	0	0	0	0	0	0	0	0	0	0
840019	Leasing/Mktg - Other	164,203	185,671	349,874	56	349,930	371,806	383,941	383,941	-12,135	0	371,806	-21,876
840020	Leasing/Mktg - Signage	0	0	0	0	0	0	0	0	0	0	0	0
840021	Leasing/Mkktg - Advertising & Media Buy	267,000	305,576	572,576	14,884	587,460	706,550	672,622	672,622	33,927	0	706,550	-119,090
Total		1,504,202	1,224,582	2,728,784	36,953	2,765,737	2,664,805	2,610,588	2,609,211	54,217	0	2,664,805	100,932
850001	Commissions - Outside Broker	22,000,000	1,098,696	23,098,696	0	23,098,696	0	0	0	0	0	0	23,098,696
850002	Commissions - Other	0	0	0	0	0	0	0	0	0	0	0	0
Total		22,000,000	1,098,696	23,098,696	0	23,098,696	0	0	0	0	0	0	23,098,696
860002	Development Fee - Outside	570,000	0	570,000	0	570,000	570,000	570,000	570,000	0	0	570,000	0
860004	Development Fee Reimb Exp	0	0	0	0	0	0	0	0	0	0	0	0
860007	Development Fee - In House	3,351,191	0	3,351,191	0	3,351,191	2,711,513	2,510,918	2,510,918	200,595	0	2,711,513	639,678
Total		3,921,191	0	3,921,191	0	3,921,191	3,281,513	3,080,918	3,080,918	200,595	0	3,281,513	639,678
870001	Interest I	0	10,300,000	10,300,000	0	10,300,000	15,840,309	7,555,543	7,555,543	8,284,766	0	15,840,309	-5,540,309
870005	Closing Costs - Lender	0	0	0	0	0	0	0	0	0	0	0	0
870006	Lender - Legal	0	618,493	618,493	0	618,493	621,499	621,499	621,499	0	0	621,499	-3,006
870008	Mortgage Recording Tax	0	386,667	386,667	0	386,667	386,667	386,667	386,667	0	0	386,667	0
870009	Lender Fees 2	0	0	0	0	0	0	0	0	0	0	0	0
870010	Loan Origination/Closing	0	1,000,000	1,000,000	0	1,000,000	1,000,000	1,000,000	1,000,000	0	0	1,000,000	0
870011	Loan Commissions	0	150,000	150,000	0	150,000	150,000	150,000	150,000	0	0	150,000	0
870014	Letters of Credit	0	3,188	3,188	0	3,188	3,188	3,188	3,188	0	0	3,188	0
870099	Financing Costs Other	0	11,641	11,641	0	11,641	11,641	11,640	11,640	0	0	11,641	0

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Total	0	12,469,989	12,469,989	0	12,469,989	18,013,304	9,728,536	9,728,536	8,284,767	0	18,013,304	-5,543,315
880008 Operating Overhead - Other Operating Overhead	0	1,002,356	1,002,356	0	1,002,356	0	0	0	0	0	0	1,002,356
Total	0	1,002,356	1,002,356	0	1,002,356	0	0	0	0	0	0	1,002,356
900001 Contingecy - Hard Cost Contingency	5,662,029	-1,143,081	4,518,947	0	4,518,947	0	0	0	0	0	0	4,518,947
900003 Contingency - Soft Cost Contingency	739,154	-620,191	118,963	879,840	998,803	0	0	0	0	0	0	998,803
Total	6,401,183	-1,763,272	4,637,910	879,840	5,517,750	0	0	0	0	0	0	5,517,750
Total Excluding Owner Costs	296,413,522	37,494,704	333,908,226	0	333,908,226	280,846,080	264,692,191	264,690,126	16,153,889	0	280,846,080	53,062,145
910001 Term Deposit Interest Expense	0	0	0	0	0	10,737,753	10,737,753	10,737,753	0	0	10,737,753	-10,737,753
Total	0	0	0	0	0	10,737,753	10,737,753	10,737,753	0	0	10,737,753	-10,737,753
GRAND TOTALS:	296,413,522	37,494,704	333,908,226	0	333,908,226	291,583,833	275,429,945	275,427,880	16,153,889	0	291,583,833	42,324,392