

Account Title	Beginning Balance	January	February	March	April	May	June	July	August	September	October	November	December	Current Balance
<u>Assets, Liabilities & Equity</u>														
10201 Cash - Operating 1	\$ (4,559.64)	\$ 3,206.39	\$ 6,056.13	\$ 24,575.58	\$ (31,670.67)	\$ 10,187.01	\$ (7,581.42)	\$ 35,303.62	\$ 56,440.95	\$ (89,095.93)	\$ 52,560.22	\$ (6,838.01)	\$ (48,382.08)	\$ 202.15
10202 Cash - Operating 2	179,718.83	153,990.37	(235,497.83)	91,100.75	24,427.20	(22,525.89)	175,523.76	(219,067.66)	37,046.64	177,759.81	(36,196.97)	(18,954.54)	(31,090.86)	276,233.61
11301 RE Taxes Escrow	155,181.98	55,653.50	55,653.50	55,653.50	(265,596.42)	55,653.50	55,653.50	54,344.78	54,344.78	54,344.78	54,344.78	54,344.78	60,525.64	500,102.60
11310 Capital Expenditures	439,880.49	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	60,525.64	500,406.13
11502 Utility Deposits	.00	.00	.00	.00	10,970.00	.00	.00	.00	.00	25,500.00	.00	.00	.00	36,470.00
12200 Tenant Receivable	687,047.70	(3,264.22)	28,953.89	(46,152.44)	121,305.18	54,094.42	63,955.32	43,823.78	85,473.65	(301,187.90)	69,874.38	(1,883.01)	(84,818.32)	717,222.43
13200 Advances Receivable from	3,712.92	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	3,712.92
14010 PPD - General Liab Ins	5,686.00	.00	.00	.00	32,710.84	.00	.00	.00	.00	.00	.00	.00	.00	38,396.84
14190 PPD - Other	.00	.00	.00	24,129.94	(2,787.19)	.00	.00	.00	.00	.00	.00	.00	.00	21,342.75
14903 Deferred Lease Commissions	20,073.29	.00	.00	.00	.00	.00	1,951.18	.00	.00	.00	.00	.00	73,326.62	95,351.09
14904 Deferred Lease Acquisition	.00	3,475.29	.00	.00	.00	7,805.00	1,471.96	1,984.66	4,460.16	.00	.00	105.00	770.00	20,072.07
14907 Deferred Leasehold Improve	106,251.53	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	106,251.53
15005 Land (Non- WIP)	3,000,000.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	3,000,000.00
15010 Land Improvements (Non-WIP)	1,829,813.67	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	1,829,813.67
15020 Building	15,265,373.73	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	15,265,373.73
15025 Bldg Improv	1,168,328.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	1,168,328.00
15030 Leasehold Improvements	1,256,096.77	.00	.00	.00	.00	4,401.69	18,975.00	42,694.86	776.91	50,616.71	8,062.10	.00	1,456.33	1,383,080.37
17110 Deferred Finance Costs	104,508.18	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	104,508.18
17120 Deferred Lease Acq Costs	557,981.34	.00	1,590.42	36,854.53	29,040.88	.00	25,270.37	5,285.36	457.25	3,990.08	.00	.00	.00	660,470.23
20000 Accounts Payable - Trade	(572,279.96)	(101,470.17)	(44,064.77)	30,053.12	62,424.17	212,364.77	(31,698.39)	90,467.31	7,411.99	(17,618.64)	(56,502.46)	22,183.15	(54,718.51)	(453,448.39)
20020 Accounts Payable - Other	(563,531.59)	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	(563,531.59)
20530 Accr Taxes - Real Estate	(321,249.91)	.00	(107,083.30)	(52,917.92)	267,708.27	(53,541.65)	(53,541.65)	(53,541.65)	(76,902.19)	(56,383.75)	(55,771.12)	(56,383.75)	(56,383.75)	(675,992.37)
20540 Accr Taxes - Sales & Use	(10,629.97)	(4,992.46)	(2,355.62)	3,088.88	(1,948.96)	(1,010.74)	(7,450.46)	485.22	1,068.60	343.86	338.51	(826.14)	1,623.27	(22,666.01)
23241 Due T/Frm 20191 5151 Broad	2,153.68	2,408.68	2,153.68	2,153.68</										

40000 Office - Base Rent	\$.00	\$ (246,888.68)	\$ (247,558.67)	\$ (247,625.34)	\$ (256,495.29)	\$ (279,759.11)	\$ (284,814.92)	\$ (250,189.54)	\$ (250,072.65)	\$ (261,093.81)	\$ (268,724.93)	\$ (270,604.85)	\$ (197,705.73)	\$ (3,061,533.52)
40020 Office - CAM Reimbursement	.00	(10,210.00)	(10,210.00)	(10,210.00)	(10,210.00)	(10,015.00)	(10,015.00)	(6,207.00)	(838.00)	(7,968.00)	(7,968.00)	(7,770.00)	(3,133.00)	(88,754.00)
40930 Parking Rental Income	.00	(3,122.56)	(1,567.02)	(1,053.00)	(3,284.64)	(1,093.76)	(1,252.55)	(3,274.31)	(1,169.72)	(1,278.01)	(3,069.63)	(1,103.00)	(903.00)	(22,171.20)
40940 Storage Rental Income	.00	(1,196.00)	(1,196.00)	(1,196.00)	(1,196.00)	(1,196.00)	(1,196.00)	(1,196.00)	(1,196.00)	(1,196.00)	(1,196.00)	(1,196.00)	(1,196.00)	(14,352.00)
40960 Tenant Improvement Allowan	.00	(199.93)	(199.93)	(199.93)	(199.93)	(199.93)	(199.93)	(199.93)	(199.93)	(199.93)	(199.93)	(199.93)	(199.93)	(2,399.16)
40976 TSI R&M - Tenant W/O	.00	(509.86)	(509.86)	(509.86)	(509.86)	(509.86)	(509.86)	.00	.00	.00	.00	.00	.00	(3,059.16)
40978 TSI Utility - Electricity	.00	(25.00)	(25.00)	(25.00)	(25.00)	(25.00)	(25.00)	(25.00)	(25.00)	(25.00)	(25.00)	(25.00)	(25.00)	(300.00)
50010 Electricity	.00	30,386.40	32,470.81	63,554.95	40,546.06	.00	75,973.50	74,594.42	96,958.52	76,808.00	49,386.67	40,831.84	35,387.43	616,898.60
50020 Gas	.00	4,389.04	3,517.66	3,855.13	1,074.42	153.81	190.15	184.89	193.30	186.98	184.84	190.95	3,221.16	17,342.33
50030 Water/Sewer	.00	.18	964.33	2,268.97	3,694.15	6,409.05	2,608.21	3,108.83	3,687.26	4,124.59	2,878.02	2,461.80	2,260.68	34,466.07
50040 Trash Removal	.00	1,474.44	1,259.90	2,525.28	270.25	1,257.70	1,237.81	1,525.07	1,255.41	829.45	1,352.27	1,205.14	970.07	15,162.79
50110 Janitorial Service Contrac	.00	11,718.72	11,718.72	11,718.72	11,718.72	5,580.30	4,921.40	21,408.08	10,704.04	10,540.36	10,540.36	10,540.36	10,540.36	131,650.14
50111 Window Cleaning	.00	.00	.00	.00	.00	.00	.00	.00	1,080.00	.00	2,560.00	.00	840.00	4,480.00
50112 Cleaning Supplies	.00	1,507.03	2,126.96	.00	4,190.98	2,432.47	1,460.96	2,408.55	2,312.91	2,112.97	1,170.09	1,302.77	1,878.98	22,904.67
50113 Cleaning - Other	.00	425.00	.00	165.98	.00	.00	.00	300.00	.00	.00	.00	600.00	295.00	1,785.98
50510 Elevator Maintenance Contr	.00	.00	7,019.08	.00	.00	.00	7,019.08	.00	.00	.00	.00	.00	7,062.42	21,100.58
50512 Elevator Telephone	.00	186.43	110.79	105.10	160.18	45.18	165.46	165.17	125.24	105.24	174.36	113.73	60.00	1,516.88
50520 HVAC - Maintenance Contrac	.00	.00	.00	.00	.00	604.81	.00	3,908.43	610.07	7,062.42	.00	.00	.00	12,185.73
50521 HVAC - R & M	.00	512.75	180.00	449.73	667.35	3,078.45	9,379.26	4,903.95	6,672.28	5,312.83	2,388.38	1,574.92	7,765.71	42,885.61
50530 Electrical R & M	.00	.00	.00	685.90	883.00	.00	470.63	.00	.00	.00	.00	4,208.55	1,399.04	7,647.12
50532 HVAC - Water Treatment	.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	1,500.00	900.00	1,500.00	900.00	900.00	12,000.00
50540 Roof - R & M	.00	.00	.00	.00	.00	.00	.00	.00	.00	260.00	.00	.00	.00	260.00
50550 Plumbing - R & M	.00	241.07	1,355.55	405.81	183.75	1,505.74	649.37	130.70	1,947.49	3,437.99	1,098.88	.00	4,262.22	15,218.57
50560 Fire Alarm Monitoring & I	.00	76.25	311.49	.00	76.25	76.25	864.01	152.50						

5151 E Broadway
Trial Balance
December 31, 2010

Acct	Account Title	Beginning Balance	January	February	March	April	May	June	July	August	September	October	November	December	Current Balance
50800	Salary - Prop Mgr	\$.00	\$ 5,437.52	\$ 4,767.00	\$ 4,767.00	\$ 4,767.00	\$ 4,767.00	\$ (4,766.90)	\$ 3,178.02	\$ 3,178.02	\$ 3,178.02	\$ 3,178.02	\$ 3,178.02	\$ 3,178.02	\$ 38,806.74
50801	Salary - Maint/Engin	.00	2,773.47	3,919.00	3,919.00	3,919.00	3,919.00	3,919.00	3,919.00	3,919.00	3,919.00	3,919.00	3,919.00	3,919.00	45,882.47
50802	Salary - Office Staff	.00	3,343.33	2,825.00	2,825.00	2,825.00	2,825.00	2,825.00	2,825.00	2,825.00	2,825.00	2,825.00	2,825.00	2,825.00	34,418.33
50820	Payroll Taxes	.00	2,310.86	2,072.00	2,072.00	2,072.00	2,072.00	355.88	1,785.96	1,785.96	1,785.96	1,785.96	1,785.96	1,785.96	21,670.50
50830	Management Fee	.00	5,331.69	53,599.77	(18,783.15)	8,361.57	6,002.38	(12,075.85)	6,652.50	4,276.40	5,456.21	19,800.13	8,280.81	8,386.37	95,288.83
50843	Professional Fees	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	500.00	500.00
50980	Marketing	.00	.00	.00	375.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	375.00
51000	Insurance - Bldg/Gen'l Li	.00	.00	.00	.00	6,542.16	(2,526.45)	666.00	.00	.00	.00	.00	(666.00)	.00	4,015.71
51010	Postage & Shipping	.00	.00	44.00	.00	.00	49.57	.00	.00	.00	.00	52.70	.00	.00	146.27
51020	Telephones/Pages	.00	445.71	454.72	651.31	451.53	444.53	449.56	448.16	529.86	625.75	445.25	597.39	585.52	6,129.29
51061	Office Supplies	.00	228.36	215.08	816.96	180.09	276.08	289.11	184.36	443.05	297.02	176.45	236.48	289.11	3,632.15
51062	Licenses & Fees	.00	121.00	172.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	293.00
52030	NR Locks & Keys	.00	.00	2,044.11	1,165.19	.00	.00	.00	.00	.00	.00	.00	.00	.00	3,209.30
52112	NR Meals & Ent	.00	.00	92.92	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	92.92
52203	NR Legal Fees	.00	123.00	2,710.50	1,801.86	.00	(2,183.50)	.00	135.45	2,135.76	.00	.00	1,796.56	.00	6,519.63
52340	NR Professional Fees	.00	.00	.00	.00	.00	.00	.00	.00	.00	675.00	.00	.00	400.00	1,075.00
52450	NR Maintenance	.00	.00	20,685.94	(33,500.71)	(2,526.45)	.00	.00	.00	.00	.00	.00	.00	.00	(15,341.22)
52550	NR Organization Cost	.00	.00	168.75	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	168.75
56010	Real Estate Tax	.00	.00	107,083.30	53,541.65	53,541.65	53,541.65	53,541.65	53,541.65	76,902.19	56,383.75	56,383.75	56,383.75	44,356.68	665,201.67
56030	R/E Tax Protest Fee	.00	.00	.00	.00	.00	464.82	.00	.00	.00	.00	.00	.00	.00	464.82
56110	Personal Property Tax	.00	.00	.00	.00	.00	17.75	.00	.00	.00	.00	153.15	.00	.00	170.90
57610	Interest Expense - Mortgag	.00	85,098.96	84,911.61	84,723.30	84,534.04	84,343.81	84,152.62	83,960.46	83,767.32	83,573.20	83,378.09	83,181.99	165,771.68	1,091,397.08
57630	Finance Charges	.00	(230.00)	159.36	85.00	95.00	75.00	113.00	100.00	85.00	85.00	127.46	95.00	75.00	864.82
41400	Interest Income	.00	(75.41)	(41.29)	(33.17)	(56.74)	(51.59)	(87.42)	(54.35)	(44.15)	(72.25)	(70.11)	(60.59)	(46.86)	(693.93)
58011	Miscellaneous Income	.00	.00	.00	.00	.00	.00	.00	.00	(45.00)	.00	(21.70)	.00	(41.00)	(107.70)
Total		<u>\$.00</u>	<u>\$ (64,726.92)</u>	<u>\$ 100,054.70</u>	<u>\$ (62,065.49)</u>	<u>\$ (38,937.45)</u>	<u>\$ (110,046.09)</u>	<u>\$ (56,505.02)</u>	<u>\$ 14,027.64</u>	<u>\$ 58,681.13</u>	<u>\$ 12,237.28</u>	<u>\$ (28,465.47)</u>	<u>\$ (39,271.99)</u>	<u>\$ 109,160.46</u>	<u>\$ (105,857.22)</u>
GRAND TOTAL		<u><u>\$.00</u></u>	<u><u>\$.00</u></u>	<u><u>\$.00</u></u>	<u><u>\$.00</u></u>	<u><u>\$.00</u></u>	<u><u>\$.00</u></u>	<u><u>\$.00</u></u>	<u><u>\$.00</u></u>	<u><u>\$.00</u></u>	<u><u>\$ 17.24</u></u>	<u><u>\$ (.03)</u></u>	<u><u>\$ (182.63)</u></u>	<u><u>\$.00</u></u>	<u><u>\$ (165.42)</u></u>