5151 E Broadway Trial Balance December 31, 2010

Beginning January February March April June July August September October November December Current Acct Account Title Balance Balance Assets, Liabilities & Equity \$ (4 559 64) \$ 6 056 13 \$ 24 575 58 \$ (31,670,67) \$ 10 187 01 \$ (7 581 42) \$ 35 303 62 \$ 56 440 95 \$ (89 095 93) \$ (48 382 08) \$ 202 15 10201 Cash - Operating 1 \$ 3 206 39 \$ 52 560 22 \$ (6.838.01) 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) 276,233,61 155,181,98 55,653,50 (265,596,42) 54,344.78 54,344,78 54,344,78 500,102,60 11301 RE Taxes Escrow 55,653,50 55,653,50 55,653,50 55,653,50 54,344.78 54.344.78 60,525,64 11310 Capital Expenditures 439,880,49 500,406.13 .00 .00 nn .00 .00 .00 0.0 .00 .00 .00 60,525,64 . 00 10,970.00 . 00 . 0.0 25.500.00 . 0.0 36.470.00 11502 Utility Deposits 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 3,712.92 32,710.84 38,396.84 14010 PPD - General Liab Ins 5,686.00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 14190 PPD - Other .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 1.951.18 .00 .00 . 00 73.326.62 95.351.09 .00 . 00 .00 0.0 . 00 14904 Deferred Lease Acquisition . 0.0 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 .00 106.251.53 .00 .00 .00 .00 .00 0.0 . 00 . 00 .00 . 00 .00 106,251.53 15005 Land (Non- WTP) 3.000.000.00 0.0 .00 . 00 . 00 . 00 .00 . 00 .00 . 00 .00 . 00 . 00 3.000.000.00 15010 Land Improvements (Non-WIP 1.829.813.67 0.0 .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 . 0.0 .00 . 00 .00 .00 .00 . 00 . 00 15.265.373.73 15025 Bldg Improv 1.168.328.00 0.0 .00 . 00 . 00 . 0.0 .00 . 00 .00 0.0 .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 1.383.080.37 104.508.18 17110 Deferred Finance Costs .00 . 00 .00 . 00 104.508.18 .00 .00 .00 . 0.0 .00 .00 . 00 1,590.42 36,854.53 5,285.36 457.25 17120 Deferred Lease Acq Costs 557,981.34 .00 29,040.88 00 25.270.37 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 (563,531,59) (53,541.65) 20530 Accr Taxes - Real Estate (321,249.91) .00 (107,083,30) (52,917,92) 267,708,27 (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 3,088.88 (10,629.97) (4,992,46) (2,355.62) (1,948.96) (1,010.74) (7,450.46) 485.22 1,068.60 343.86 338.51 (826.14) 1,623.27 (22,266.01) 23241 Due T/Frm 20191 5151 Broad 2,153,68 2,408,68 2,153,68 2,153,68 3,244.05 2,153,68 .00 .00 0.0 .00 .00 .00 .00 14,267,45 24030 Sec Dep - Tenant (228,177,48) nn nn 0.0 0.0 nη nn 40,908.29 nη nη nη nη (187, 269, 19) 0.0 25010 Notes Pavable - Note #1 nη nn nn 0.0 0.0 nη nn 0.0 nη 38,577.16 38,773,26 78,138,82 155,489,24 0.0 25540 Note Pavable 1 - RP (16 740 778 93) 36 856 29 37 043 64 37 231 95 37 421 21 37 611 44 37 802 63 37 994 79 38 187 93 38 382 05 0.0 nη nη (16 402 247 00) 25541 Note Pavable 2 - RD (3 231 593 84) (177,608,75) 0.0 (177,608,75) (177,608,75) (177 608 75) (177 608 75) 0.0 (176,300.03) (176,300,03) 0.0 nn 0.0 (4 472 237 65) 25542 Note Pavable 3 - RD (2 200 000 00) 0.0 0.0 0.0 0.0 0.0 0.0 nη 0.0 0.0 0.0 nn 0.0 (2 200 000 00) 96.472.00 32,495.56 (70,589.31) (19,538,39) (46,218,03) (53,802,71) (132,056.06) 277,428,92 (47,821.16) (110,133,26) 29997 PM Tenant Open Credit Clea (748,430,53) 15,402,67 8,568.62 (798,221,68) 29999 Suspense (113.05) .00 .00 .00 0.0 (113.05) .00 .00 .00 .00 .00 .00 .00 .00 30030 A Member Distributions .00 .00 125,000.00 18,500.00 .00 .00 .00 .00 .00 1,000.00 .00 .00 144,500.00 .00 39999 RETAINED EARNINGS (160,576.26) .00 .00 .00 .00 .00 .00 (160,576,26) .00 .00 .00 .00 .00 .00 \$ 64,726.92 \$ (100,054.70) \$ 110,046.09 \$ 56,505.02 \$ (14,027.64) \$ (58,681.13) \$ (12,220.04) \$ 28,465.44 \$ 39,089.36 \$ (109,160.46) Total \$.00 \$ 62,065.49 \$ 38,937.45 \$ 105,691.80 Income & Expenses 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 . 0.0 (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) (1,770.00) (3.133.00)(88.754.00) (1,252.55) 40930 Parking Rental Income . 00 (3.122.56)(1.567.02) (1.053.00) (3.284.64) (1.093.76) (3.274.31)(1.169.72)(1.278.01)(3.069.63) (1.103.00)(903.00) (22.171.20) 40940 Storage Rental Income . 0.0 (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 . 0.0 (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) . 0.0 (509.86) (509.86) (509.86) (509.86) (509.86) (3.059.16) 40976 TST R&M - Tenant W/O (509.86) .00 . 00 .00 . 00 .00 . 00 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) 40,546.06 50010 Electricity .00 30,386.40 32,470.81 63,554.95 75,973.50 74,594.42 96,958.52 76,808.00 49,386.67 40,831.84 35,387.43 616,898.60 .00 .00 3,855.13 153.81 186.98 17,342.33 50020 Gas 4,389.04 3,517.66 1,074.42 190.15 184.89 193.30 184.84 190.95 3,221.16 3,694.15 50030 Water/Sewer .00 964.33 2.268.97 6.409.05 2.608.21 3.108.83 3.687.26 4,124.59 2,878.02 2.461.80 34,466.07 2,260.68 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 2,560.00 50111 Window Cleaning .00 1 080 00 840 00 4,480.00 0.0 .00 .00 .00 0.0 nn 0.0 .00 0.0 50112 Cleaning Supplies .00 1 507 03 2 126 96 nη 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 .00 .00 .00 50113 Cleaning - Other nη 425.00 0.0 165 98 .00 0.0 300.00 0.0 600.00 295 00 1,785.98 50510 Elevator Maintenance Contr nη 0.0 7 019 08 nn 0.0 nn 7 019 08 nn 0.0 0.0 0.0 nn 7 062 42 21 100 58 50512 Elevator Telephone 0.0 186 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 0.0 0.0 0.0 0.0 0.0 604 81 0.0 3 908 43 610 07 7 062 42 0.0 nn 0.0 12 185 73 50521 HVAC - R & M .00 512.75 180.00 449.73 667.35 3,078,45 9,379,26 2,388.38 1,574.92 7,765.71 4,903.95 6,672,28 5.312.83 42,885,61 50530 Electrical R & M .00 883.00 470.63 4,208.55 1,399.04 7,647,12 .00 .00 685.90 .00 .00 .00 .00 .00 900.00 50532 HVAC - Water Treatment 900.00 900.00 900.00 1,500.00 1,500.00 12,000.00 .00 900.00 900.00 900.00 900.00 900.00 900.00 50540 Roof - R & M .00 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 260.00 0.0 .00 0.0 260.00 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 4,262,22 15,218,57 .00 50560 Fire Alarm Monitoring & I .00 76.25 311.49 76.25 76.25 864.01 152.50 .00 76.25 166.28 76.25 76.25 1,951.78 50561 Fire Alarm - R & M .00 177.91 .00 76.25 .00 762.15 2,809.91 3,451,55 .00 1,720.06 8,997.83 50570 Pest Control .00 109.00 109.00 109.00 114.00 114.00 114.00 114.00 114 00 114.00 114 00 114.00 114.00 1,353.00 50581 Signage .00 .00 .00 .00 62.70 62.70 214.92 336.03 64.00 67.91 100.99 909.25 50582 Lighting Supplies .00 529 17 .00 .00 851.64 129.92 .00 12.68 39.28 627.70 883.50 202.05 (202.05) 3,073,89 50583 Locks & Keys .00 270.19 33.05 .00 26.80 .00 .00 37.54 .00 .00 127 48 17.35 .00 512.41 3,035,50 1,660.92 3.347.78 50584 R & M .00 4 089 67 419.77 369 86 827 38 nη 26 28 272 93 541.40 114 39 14 705 88 50585 R & M - Exterior . 0.0 8.440.39 .00 747.38 786.58 287.47 378.71 562.85 1.175.17 181.86 672.16 1.434.39 40.00 14.706.96 50586 Supplies . 0.0 795.00 753.89 743.84 743.84 929.80 750.72 928.93 907.62 700.43 730.64 896.95 466.92 9,348.58 50587 Signage - Exterior . 0.0 302.14 81.33 . 00 .00 .00 .00 .00 .00 . 0.0 .00 . 00 .00 383.47 50590 Glass Replacement & Repair . 00 170.53 . 0.0 .00 . 0.0 1.734.89 .00 .00 .00 . 00 . 00 . 0.0 .00 1.905.42 . 00 360.00 .00 .00 .00 .00 360.00 50591 Powerwashing .00 . 00 .00 0.0 . 00 .00 .00 .00 741.00 741.00 741.00 741.00 741.00 50610 Exterior Landscape Contrac 741.00 741.00 741.00 741.00 741.00 741.00 741.00 8,892.00 .00 50611 Landscape Replace/Repair 700.28 .00 300.00 155.67 44.12 162.24 52.46 .00 892.91 1,533.11 195.00 . 00 4,035.79 50620 Interior Plant Service .00 125.00 125.00 125.00 125.00 125.00 125.00 1,905.85 250.00 125.00 125.00 125.00 530.85 .00 50700 Parking Lot Contract . 00 13.525.50 . 00 .00 . 00 .00 . 0.0 . 0.0 13,525.50 50702 Parking Lot Supplies .00 45.90 .00 .00 .00 .00 .00 .00 45.90 .00 50703 Parking Lot Sweeping 300.00 300.00 1,398.00 300.00 1,434.60 1,434.60 300.00 300.00 300.00 300.00 300.00 300.00 6,967.20 .00 50710 Sidewalk Cleaning 200.00 .00 .00 .00 .00 00 .00 .00 200.00 2,669.97 50730 Security Contracts .00 10,939.08 .00 1.098.00 . 00 1,134.60 1,098.00 1,134.60 . 00 2.232.60 .00 10,154.41 30,461.26

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229.00

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784.45

60.00

50731 Security - Other

318.75

.00

116.00

60.70

5151 E Broadway Trial Balance December 31, 2010

	Beginning	January	February	March	April	May	June	July	August	September	October	November	December	Current
Acct Account Title	Balance													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	\$.00	\$ (64,726.92)	\$ 100,054.70	\$ (62,065.49)	\$ (38,937.45)	\$ (110,046.09)	\$ (56,505.02)	\$ 14,027.64	\$ 58,681.13	\$ 12,237.28	\$ (28,465.47)	\$ (39,271.99)	\$ 109,160.46	\$ (105,857.22)
GRAND TOTAL	\$.00	\$.00	\$.00	\$.00	\$.00	\$.00	\$.00	\$.00	\$.00	\$ 17.24	\$ (.03)	\$ (182.63)	\$.00	\$ (165.42)