

Property = c605 c610 c611 c612 c613 c614 c606

**Income Statement**

Period = Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
Base Office Rent	1,933,535.37	74.64	18,925,078.31	75.98
Storage Rent	2,598.95	0.10	23,390.55	0.09
Percentage Rent	755.86	0.03	9,275.02	0.04
Operating Expense Recovery	250,747.94	9.68	2,375,742.33	9.54
Ope Exp Recovery PriorYear	45,460.21	1.75	102,366.29	0.41
Miscellaneous Income	21,832.58	0.84	241,222.80	0.97
Parking Income	318,985.19	12.31	2,871,635.85	11.53
Tenant Services Income	429.00	0.02	28,121.00	0.11
Interest Income	10,960.65	0.42	10,967.07	0.04
Lease Cancellation Income	0.00	0.00	346,161.42	1.39
Antenna Income	5,348.64	0.21	36,848.64	0.15
Bad Debt	0.00	0.00	-63,998.08	-0.26
<b>TOTAL INCOME</b>	<b>2,590,654.39</b>	<b>100.00</b>	<b>24,906,811.20</b>	<b>100.00</b>
<b>OPERATING EXPENSES</b>				
<b>REPAIRS AND MAINTENANCE</b>				
Maintenance Salary	36,163.84	1.40	555,816.61	2.23
Electrical Parts/ Labor	1,354.19	0.05	11,194.93	0.04
Exterior Lighting Repair	0.00	0.00	1,308.27	0.01
Bulbs/Ballasts Replacement	14,796.30	0.57	49,751.96	0.20
Plumbing Repairs	62,000.56	2.39	154,269.10	0.62
HVAC Repairs/Parts	33,560.15	1.30	219,494.52	0.88
Dock Expenses	37,103.27	1.43	57,783.85	0.23
HVAC-Miscellaneous	139,644.52	5.39	304,131.84	1.22
Roofing Repairs	973.50	0.04	7,346.18	0.03
Glass Replacements	5,231.00	0.20	26,460.60	0.11
Locks and Keys	0.00	0.00	5,097.42	0.02
Signage/Directories	247.87	0.01	728.10	0.00
Painting/Decorating	1,487.37	0.06	3,702.59	0.01
Parking and Paving Repairs	0.00	0.00	21,400.00	0.09
Tools	767.61	0.03	5,342.44	0.02
Fire/Safety System Repair	66,685.66	2.57	78,909.90	0.32
General Building Supplies	6,527.17	0.25	28,629.06	0.11
Uniforms	7,811.34	0.30	32,313.99	0.13
Misc. Maintenance/Repairs	20,247.70	0.78	78,564.07	0.32
Seasonal Decorations	0.00	0.00	1,689.95	0.01
Irrigation Repairs	0.00	0.00	700.00	0.00
Elevator/Escalator Repairs	12,564.32	0.48	21,421.90	0.09
Elevator Fees/Licenses	25.00	0.00	3,757.99	0.02
Security Equipment	6,874.10	0.27	69,430.40	0.28
Landscape Maintenance	61.76	0.00	532.08	0.00
Maintenance Mileage/Fuel	0.00	0.00	59.18	0.00
Equipment Rental	772.65	0.03	1,228.69	0.00
Exterior Maintenance	453.00	0.02	-1,388.05	-0.01
Windows/Doors Mnt	0.00	0.00	2,855.26	0.01
Fence Repairs	0.00	0.00	989.00	0.00
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>455,352.88</b>	<b>17.58</b>	<b>1,743,521.83</b>	<b>7.00</b>
<b>CONTRACT SERVICES</b>				
Janitorial Contract	147,963.37	5.71	709,938.21	2.85
Janitorial Supplies	17,160.80	0.66	143,941.64	0.58
Janitorial Day Porter	9,291.00	0.36	73,506.18	0.30
Window Washing	5,850.00	0.23	51,120.56	0.21
Trash Removal	5,674.19	0.22	53,947.69	0.22

Property = c605 c610 c611 c612 c613 c614 c606

**Income Statement**

Period = Dec 2019

Book = Accrual

	Period to Date	%	Year to Date	%
Exterminating/Pest Control	296.75	0.01	4,684.00	0.02
Exterior Cleaning	2,381.18	0.09	12,126.54	0.05
Elevator/Escalator Contract Maint.	30,780.41	1.19	472,893.52	1.90
Interior Cleaning	342.92	0.01	18,297.04	0.07
Snow Removal	8,006.50	0.31	8,389.50	0.03
Ext. Landscaping Contract	1,715.10	0.07	13,485.68	0.05
Interior Landscaping	3,831.16	0.15	34,480.44	0.14
Security Expense	85,978.59	3.32	697,379.70	2.80
HVAC Maintenance Contr.	0.00	0.00	4,025.90	0.02
Water Treatment Contract	0.00	0.00	7,192.21	0.03
Fire/ Safety Systems	-47,278.11	-1.82	1,944.39	0.01
Contractual Services	0.00	0.00	603,428.90	2.42
<b>TOTAL CONTRACT SERVICES</b>	<b>271,993.86</b>	<b>10.50</b>	<b>2,910,782.10</b>	<b>11.69</b>
<b>ADMINISTRATIVE EXPENSE</b>				
Postage/ Delivery	0.00	0.00	42.42	0.00
Telephone/ Fax Machine	752.85	0.03	20,242.59	0.08
Office Equipment	0.00	0.00	692.54	0.00
Dues and Subscriptions	0.00	0.00	18,548.64	0.07
License/Inspections	0.00	0.00	196.50	0.00
Meals-Business Meeting Travel	0.00	0.00	36.16	0.00
Meals	0.00	0.00	565.74	0.00
Management Office Exp	17,268.55	0.67	160,485.96	0.64
Manager Salary Expense	10,568.36	0.41	109,618.33	0.44
Staff Salary	3,625.84	0.14	29,437.17	0.12
Miscellaneous Admin. Exp.	51.75	0.00	1,129.96	0.00
Parking Garage Fees	0.00	0.00	36.00	0.00
Bank Fees	20.00	0.00	231.00	0.00
<b>TOTAL ADMINISTRATIVE EXP.</b>	<b>32,287.35</b>	<b>1.25</b>	<b>341,263.01</b>	<b>1.37</b>
<b>UTILITIES</b>				
Electricity	350,201.72	13.52	2,908,555.87	11.68
Gas	0.00	0.00	1,380.42	0.01
Water and Sewer	13,335.61	0.51	279,222.83	1.12
Electricity Reimbursement	-1,162.50	-0.04	-103,343.00	-0.41
Water Reimbursement	0.00	0.00	-33,607.00	-0.13
Chilled Water Reimbursement	0.00	0.00	-28,856.00	-0.12
<b>TOTAL UTILITIES</b>	<b>362,374.83</b>	<b>13.99</b>	<b>3,023,353.12</b>	<b>12.14</b>
<b>TAXES AND INSURANCE EXPENSE</b>				
Real Estate Property Tax	4,067,398.72	157.00	4,178,294.07	16.78
Personal Property Tax	924.97	0.04	924.97	0.00
Property Ins Expense	65,639.25	2.53	170,695.93	0.69
<b>TOTAL TAXES AND INSURANCE</b>	<b>4,133,962.94</b>	<b>159.57</b>	<b>4,349,914.97</b>	<b>17.46</b>
<b>MANAGEMENT FEES</b>				
Management Fee	120,827.62	4.66	826,049.90	3.32
<b>TOTAL MANAGEMENT FEES</b>	<b>120,827.62</b>	<b>4.66</b>	<b>826,049.90</b>	<b>3.32</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>5,376,799.48</b>	<b>207.55</b>	<b>13,194,884.93</b>	<b>52.98</b>
<b>NET OPERATING INCOME/EXP</b>	<b>-2,786,145.09</b>	<b>-107.55</b>	<b>11,711,926.27</b>	<b>47.02</b>

Property = c605 c610 c611 c612 c613 c614 c606

**Income Statement**

Period = Dec 2019

Book = Accrual

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
<b>NON OPERATING EXPENSES</b>				
Mortgage Interest Expense	6,838,184.71	263.96	10,149,932.30	40.75
Legal Expense	0.00	0.00	11,092.11	0.04
Audit/Accounting Expense	0.00	0.00	480.00	0.00
Architectural Expense	113.75	0.00	2,801.05	0.01
Engineering Expense	0.00	0.00	14,444.00	0.06
Landlord Expense	0.00	0.00	49,994.83	0.20
Consulting Fees	0.00	0.00	-38,266.00	-0.15
Parking License	8,560.00	0.33	115,710.46	0.46
Tenant Relations	3,842.93	0.15	12,123.33	0.05
Parking Garage/Retail Expenses	0.00	0.00	2,524.15	0.01
Specialty Leasing - Tenant Services	30,644.55	1.18	148,429.49	0.60
Interest Exp - Alloc to Seller	1,047,162.27	40.42	1,047,162.27	4.20
<b>TOTAL NON OPERATING EXPENSES</b>	<b>7,928,508.21</b>	<b>306.04</b>	<b>11,516,427.99</b>	<b>46.24</b>
<b>NET PROFIT-LOSS</b>	<b>-10,714,653.30</b>	<b>-413.59</b>	<b>195,498.28</b>	<b>0.78</b>