

Property = c605 c610 c611 c612 c613 c614 c606

**Income Statement**

Period = Mar 2020

Book = Accrual

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
Base Office Rent	1,929,343.61	73.56	5,821,835.58	73.18
Storage Rent	2,598.95	0.10	7,796.85	0.10
Percentage Rent	0.00	0.00	689.36	0.01
Operating Expense Recovery	233,332.99	8.90	727,958.76	9.15
RE Tax - Annual Reimb.	0.00	0.00	1,355.61	0.02
Miscellaneous Income	58,306.07	2.22	76,049.61	0.96
Parking Income	394,720.10	15.05	1,294,744.27	16.28
Tenant Services Income	429.00	0.02	1,287.00	0.02
Interest Income	222.63	0.01	1,094.06	0.01
Antenna Income	3,932.88	0.15	22,224.32	0.28
<b>TOTAL INCOME</b>	<b>2,622,886.23</b>	<b>100.00</b>	<b>7,955,035.42</b>	<b>100.00</b>
<b>OPERATING EXPENSES</b>				
<b>REPAIRS AND MAINTENANCE</b>				
Maintenance Salary	45,308.58	1.73	133,042.52	1.67
Bulbs/Ballasts Replacement	5,595.76	0.21	15,170.04	0.19
Plumbing Repairs	940.35	0.04	7,843.56	0.10
HVAC Repairs/Parts	3,532.85	0.13	21,860.16	0.27
Dock Expenses	873.46	0.03	2,150.80	0.03
HVAC-Miscellaneous	32,359.75	1.23	84,871.05	1.07
Roofing Repairs	0.00	0.00	420.00	0.01
Locks and Keys	195.00	0.01	1,258.36	0.02
Signage/Directories	0.00	0.00	528.44	0.01
Painting/Decorating	0.00	0.00	1,807.56	0.02
Parking and Paving Repairs	321.00	0.01	321.00	0.00
Tools	1,235.22	0.05	1,825.68	0.02
Fire/Safety System Repair	2,144.98	0.08	8,328.60	0.10
General Building Supplies	3,011.41	0.11	6,475.58	0.08
Uniforms	2,304.55	0.09	15,380.61	0.19
Misc. Maintenance/Repairs	10,092.25	0.38	101,371.17	1.27
Elevator/Escalator Repairs	2,287.76	0.09	13,118.12	0.16
Elevator Fees/Licenses	2,434.00	0.09	8,754.00	0.11
Security Equipment	2,303.54	0.09	8,913.07	0.11
Equipment Rental	63.65	0.00	190.95	0.00
Exterior Maintenance	0.00	0.00	-1,504.61	-0.02
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>115,004.11</b>	<b>4.38</b>	<b>432,126.66</b>	<b>5.43</b>
<b>CONTRACT SERVICES</b>				
Janitorial Contract	80,931.91	3.09	172,267.87	2.17
Janitorial Supplies	16,410.30	0.63	41,216.46	0.52
Janitorial Day Porter	10,149.24	0.39	21,338.98	0.27
Window Washing	8,345.00	0.32	22,160.00	0.28
Trash Removal	7,244.81	0.28	16,035.20	0.20
Exterminating/Pest Control	401.75	0.02	1,284.00	0.02
Exterior Cleaning	1,757.98	0.07	4,695.22	0.06
Elevator/Escalator Contract Maint.	37,978.73	1.45	164,248.28	2.06
Interior Cleaning	10,190.00	0.39	14,709.68	0.18
Snow Removal	6,288.00	0.24	34,389.15	0.43
Interior Landscaping	3,831.16	0.15	11,493.48	0.14
Security Expense	83,694.77	3.19	257,315.36	3.23
Contractual Services	255.41	0.01	538.40	0.01
<b>TOTAL CONTRACT SERVICES</b>	<b>267,479.06</b>	<b>10.20</b>	<b>761,692.08</b>	<b>9.57</b>
<b>ADMINISTRATIVE EXPENSE</b>				

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Postage/ Delivery	0.00	0.00	26.24	0.00
Telephone/ Fax Machine	0.00	0.00	1,026.14	0.01
Dues and Subscriptions	1,750.00	0.07	6,307.41	0.08
Meals-Business Meeting Travel	0.00	0.00	134.75	0.00
Management Office Exp	22,607.03	0.86	71,953.32	0.90
Manager Salary Expense	11,588.19	0.44	37,222.19	0.47
Staff Salary	3,696.56	0.14	11,063.83	0.14
Miscellaneous Admin. Exp.	25.04	0.00	292.64	0.00
Parking Garage Fees	94,022.62	3.58	265,092.06	3.33
<b>TOTAL ADMINISTRATIVE EXP.</b>	<b>133,689.44</b>	<b>5.10</b>	<b>393,118.58</b>	<b>4.94</b>
<b>UTILITIES</b>				
Electricity	358,691.93	13.68	862,130.26	10.84
Gas	86.68	0.00	395.28	0.00
Water and Sewer	36,908.63	1.41	337,684.34	4.24
Electricity Reimbursement	-11,320.00	-0.43	-56,769.31	-0.71
Water Reimbursement	0.00	0.00	-1,449.53	-0.02
Chilled Water Reimbursement	0.00	0.00	-1,336.00	-0.02
<b>TOTAL UTILITIES</b>	<b>384,367.24</b>	<b>14.65</b>	<b>1,140,655.04</b>	<b>14.34</b>
<b>TAXES AND INSURANCE EXPENSE</b>				
Real Estate Property Tax	232,119.00	8.85	696,357.00	8.75
Property Ins Expense	0.00	0.00	64,868.66	0.82
<b>TOTAL TAXES AND INSURANCE</b>	<b>232,119.00</b>	<b>8.85</b>	<b>761,225.66</b>	<b>9.57</b>
<b>MANAGEMENT FEES</b>				
Management Fee	73,512.02	2.80	188,049.52	2.36
<b>TOTAL MANAGEMENT FEES</b>	<b>73,512.02</b>	<b>2.80</b>	<b>188,049.52</b>	<b>2.36</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,206,170.87</b>	<b>45.99</b>	<b>3,676,867.54</b>	<b>46.22</b>
<b>NET OPERATING INCOME/EXP</b>	<b>1,416,715.36</b>	<b>54.01</b>	<b>4,278,167.88</b>	<b>53.78</b>
<b>NON OPERATING EXPENSES</b>				
Mortgage Interest Expense	423,750.00	16.16	835,137.44	10.50
Legal Expense	2,901.10	0.11	32,127.90	0.40
Architectural Expense	522.50	0.02	7,167.70	0.09
Engineering Expense	0.00	0.00	31.25	0.00
Consulting Fees	22,250.00	0.85	22,250.00	0.28
Parking License	-12,462.95	-0.48	-26,412.95	-0.33
Tenant Relations	653.51	0.02	16,549.79	0.21
Specialty Leasing - Tenant Services	12,035.76	0.46	51,650.25	0.65
<b>TOTAL NON OPERATING EXPENSES</b>	<b>449,649.92</b>	<b>17.14</b>	<b>938,501.38</b>	<b>11.80</b>
<b>NET PROFIT-LOSS</b>	<b>967,065.44</b>	<b>36.87</b>	<b>3,339,666.50</b>	<b>41.98</b>