

Message

From: Jack Weisselberg [Jack.Weisselberg@laddercapital.com]
Sent: 4/15/2015 12:45:51 PM
To: Craig Robertson [Craig.Robertson@laddercapital.com]
Subject: Fwd: 40 Wall Street - 12 month trailing - AS OF 3/31/15
Attachments: Trailing Cash Flow as of 3.31.15.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Donna Kidder <dkidder@trumporg.com<mailto:dkidder@trumporg.com>>
Date: April 10, 2015 at 12:32:43 PM PDT
To: Jack Weisselberg <Jack.Weisselberg@laddercapital.com<mailto:Jack.Weisselberg@laddercapital.com>>
Cc: Allen Weisselberg <weisselberg@trumporg.com<mailto:weisselberg@trumporg.com>>
Subject: FW: 40 Wall Street - 12 month trailing - AS OF 3/31/15

Here you go Jack.

Let me know if you need anything else or have questions.

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From: Haroula Zapantis
Sent: Friday, April 10, 2015 3:29 PM
To: Donna Kidder
Subject: 40 Wall Street - 12 month trailing - AS OF 3/31/15

Here you go!

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PX-652

Index No. 452564/2022 (AFE)

40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS	
Apr 1, 2014 June 30, 2014 Total Actual		July 1, 2014 Sept 30, 2014 Total Actual		Oct 1, 2014 Dec 31, 2014 Total Actual		Jan 1, 2015 Mar 31, 2015 Total Actual	

Receipts		Receipts		Receipts		Receipts		Receipts	
STORAGE ROOM INCOME	-	STORAGE ROOM INCOME	21,314	STORAGE ROOM INCOME	1,446	STORAGE ROOM INCOME	1,380	STORAGE ROOM INCOME	24,140
RETAIL INCOME	385,014	RETAIL INCOME	327,211	RETAIL INCOME	572,957	RETAIL INCOME	286,844	RETAIL INCOME	1,572,026
OFFICE RENT INCOME FIXED	5,917,646	OFFICE RENT INCOME FIXED	6,452,109	OFFICE RENT INCOME FIXED	6,548,610	OFFICE RENT INCOME FIXED	5,785,198	OFFICE RENT INCOME FIXED	24,703,564
OPER EXP ESCALATION INCOM	6,803	OPER EXP ESCALATION INCOM	10,765	OPER EXP ESCALATION INCOM	-	OPER EXP ESCALATION INCOM	-	OPER EXP ESCALATION INCOM	17,568
LEASE CANCELLATION INCOME	-	LEASE CANCELLATION INCOME	-	LEASE CANCELLATION INCOME	500,000	LEASE CANCELLATION INCOME	35,192	LEASE CANCELLATION INCOME	535,192
RETRO OPERATING EXP ESCALATION	8,869	RETRO OPERATING EXP ESCALATION	4,783	RETRO OPERATING EXP ESCALATION	-	RETRO OPERATING EXP ESCALATION	-	RETRO OPERATING EXP ESCALATION	13,652
MANAGEMENT FEE INCOME	5,970	MANAGEMENT FEE INCOME	14,162	MANAGEMENT FEE INCOME	-	MANAGEMENT FEE INCOME	-	MANAGEMENT FEE INCOME	20,132
OFFICE/RETAIL RENT ABATEMENT	(291,920)	OFFICE/RETAIL RENT ABATEMENT	-	OFFICE/RETAIL RENT ABATEMENT	-	OFFICE/RETAIL RENT ABATEMENT	-	OFFICE/RETAIL RENT ABATEMENT	(291,920)
BRONZE INCOME	-	BRONZE INCOME	-	BRONZE INCOME	-	BRONZE INCOME	-	BRONZE INCOME	-
REAL ESTATE TAX INCOME	49,439	REAL ESTATE TAX INCOME	212,315	REAL ESTATE TAX INCOME	36,447	REAL ESTATE TAX INCOME	-	REAL ESTATE TAX INCOME	298,201
WATER AND SEWER INCOME	268	WATER AND SEWER INCOME	743	WATER AND SEWER INCOME	2,032	WATER AND SEWER INCOME	-	WATER AND SEWER INCOME	3,043
ELECTRIC INCOME	291,096	ELECTRIC INCOME	417,450	ELECTRIC INCOME	329,784	ELECTRIC INCOME	372,078	ELECTRIC INCOME	1,410,408
TELECOMMUNICATIONS SVC INCOME	61,749	TELECOMMUNICATIONS SVC INCOME	58,601	TELECOMMUNICATIONS SVC INCOME	51,411	TELECOMMUNICATIONS SVC INCOME	54,900	TELECOMMUNICATIONS SVC INCOME	226,661
BUILDING SERVICES INCOME	196,451	BUILDING SERVICES INCOME	202,819	BUILDING SERVICES INCOME	341,417	BUILDING SERVICES INCOME	66,616	BUILDING SERVICES INCOME	807,303
	6,631,385		7,722,270		8,384,105		6,602,209		29,339,968

Other Receipts		Other Receipts		Other Receipts		Other Receipts		Other Receipts	
OTHER INC-MISCELLANEOUS	41,907	OTHER INC-MISCELLANEOUS	61,162	OTHER INC-MISCELLANEOUS	-	OTHER INC-MISCELLANEOUS	-	OTHER INC-MISCELLANEOUS	103,069
OTHER INC-MISC INTEREST	16,182	OTHER INC-MISC INTEREST	258,070	OTHER INC-MISC INTEREST	534	OTHER INC-MISC INTEREST	(3,617)	OTHER INC-MISC INTEREST	271,169
OTHER INC-UTILITY REFUND(URAC)	-	OTHER INC-UTILITY REFUND(URAC)	-	OTHER INC-UTILITY REFUND(URAC)	-	OTHER INC-UTILITY REFUND(URAC)	-	OTHER INC-UTILITY REFUND(URAC)	-
OTHER INC-ADMIN FEES	7,719	OTHER INC-ADMIN FEES	13,649	OTHER INC-ADMIN FEES	9,848	OTHER INC-ADMIN FEES	6,100	OTHER INC-ADMIN FEES	37,316
OTHER INC-INT ON TENANT SEC	4,127	OTHER INC-INT ON TENANT SEC	2,733	OTHER INC-INT ON TENANT SEC	2,575	OTHER INC-INT ON TENANT SEC	2,618	OTHER INC-INT ON TENANT SEC	12,053
LICENSE FEE	10,000	LICENSE FEE	10,000	LICENSE FEE	30,000	LICENSE FEE	-	LICENSE FEE	50,000
FILMING REVENUE	-	FILMING REVENUE	-	FILMING REVENUE	-	FILMING REVENUE	93,134	FILMING REVENUE	93,134
	79,936		345,614		42,957		98,235		566,743

Total Receipts	6,711,320	Total Receipts	8,067,884	Total Receipts	8,427,062	Total Receipts	6,700,444	Total Receipts	29,906,711
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General Expenses		General Expenses		General Expenses		General Expenses		General Expenses	
PAYROLL	69,299	PAYROLL	71,611	PAYROLL	100,867	PAYROLL	69,840	PAYROLL	311,616
INSURANCE EXPENSE	-	INSURANCE EXPENSE	-	INSURANCE EXPENSE	-	INSURANCE EXPENSE	6,278	INSURANCE EXPENSES	6,278
INSURANCE CLAIMS	27,304	INSURANCE CLAIMS	78,174	INSURANCE CLAIMS	28,717	INSURANCE CLAIMS	24,259	INSURANCE CLAIMS	158,454
INS CLAIMS-LEGAL/ADM COST	-	INS CLAIMS-LEGAL/ADM COST	-	INS CLAIMS-LEGAL/ADM COST	233	INS CLAIMS-LEGAL/ADM COST	-	INS CLAIMS-LEGAL/ADM COST	233
REAL ESTATE TAX EXPENSE	116,517	REAL ESTATE TAX EXPENSE	-	REAL ESTATE TAX EXPENSE	786,151	REAL ESTATE TAX EXPENSE	-	REAL ESTATE TAX EXPENSE - BID TAX	902,668
	213,120		149,784		915,968		100,377		1,379,249

Administrative Expenses		Administrative Expenses		Administrative Expenses		Administrative Expenses		Administrative Expenses	
INTEREST EXPENSE - OTHER	-	INTEREST EXPENSE - OTHER	-	INTEREST EXPENSE - OTHER	-	INTEREST EXPENSE - OTHER	-	INTEREST EXPENSE - OTHER	-
ADVERTISING & PROMOTION	1,850	ADVERTISING & PROMOTION	-	ADVERTISING & PROMOTION	1,875	ADVERTISING & PROMOTION	400	ADVERTISING & PROMOTION	4,125
COMPUTER PAYROLL EXPENSE	1,387	COMPUTER PAYROLL EXPENSE	639	COMPUTER PAYROLL EXPENSE	1,832	COMPUTER PAYROLL EXPENSE	1,516	COMPUTER PAYROLL EXPENSE	5,355
EMPLOYEE EXPENSES	-	EMPLOYEE EXPENSES	-	EMPLOYEE EXPENSES	-	EMPLOYEE EXPENSES	103	EMPLOYEE EXPENSES	103
LEGAL EXPENSE	10,621	LEGAL EXPENSE	14,521	LEGAL EXPENSE	768,223	LEGAL EXPENSE	3,956	LEGAL EXPENSE	797,320
AUDITING	10,000	AUDITING	10,000	AUDITING	-	AUDITING	20,000	AUDITING	40,000
DUES & SUBSCRIPTIONS	1,075	DUES & SUBSCRIPTIONS	-	DUES & SUBSCRIPTIONS	705	DUES & SUBSCRIPTIONS	1,305	DUES & SUBSCRIPTIONS	3,085
OFFICE EXPENSE & SUPPLIES	1,014	OFFICE EXPENSE & SUPPLIES	1,183	OFFICE EXPENSE & SUPPLIES	2,625	OFFICE EXPENSE & SUPPLIES	2,461	OFFICE EXPENSE & SUPPLIES	7,283
STATIONERY/PRINTING/POSTAGE	-	STATIONERY/PRINTING/POSTAGE	27	STATIONERY/PRINTING/POSTAGE	96	STATIONERY/PRINTING/POSTAGE	300	STATIONERY/PRINTING/POSTAGE	423
TELEPHONE & TELEX	21,350	TELEPHONE & TELEX	16,983	TELEPHONE & TELEX	23,758	TELEPHONE & TELEX	6,772	TELEPHONE & TELEX	68,863
MANAGEMENT FEES AND EXPENSES	932,988	MANAGEMENT FEES AND EXPENSES	25,000	MANAGEMENT FEES AND EXPENSES	25,000	MANAGEMENT FEES AND EXPENSES	25,000	MANAGEMENT FEES AND EXPENSES	1,007,988
32BJ TRAINING BENEFIT	1,466	32BJ TRAINING BENEFIT	603	32BJ TRAINING BENEFIT	2,558	32BJ TRAINING BENEFIT	127	32BJ TRAINING BENEFIT	4,754
32 BJ ANNUITY BENEFIT	5,512	32 BJ ANNUITY BENEFIT	2,483	32 BJ ANNUITY BENEFIT	8,632	32 BJ ANNUITY BENEFIT	468	32 BJ ANNUITY BENEFIT	17,095
32 BJ PENSION BENEFIT	41,690	32 BJ PENSION BENEFIT	19,045	32 BJ PENSION BENEFIT	68,103	32 BJ PENSION BENEFIT	3,507	32 BJ PENSION BENEFIT	132,345

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Apr 1, 2014 June 30, 2014 Total Actual		July 1, 2014 Sept 30, 2014 Total Actual		Oct 1, 2014 Dec 31, 2014 Total Actual		Jan 1, 2015 Mar 31, 2015 Total Actual			
32BJ WELFARE BENEFIT	127,920	32BJ WELFARE BENEFIT	52,599	32BJ WELFARE BENEFIT	223,153	32BJ WELFARE BENEFIT	11,486	32BJ WELFARE BENEFIT	415,158
ELECTRIC SUB-METERING EXPENSES	2,743	ELECTRIC SUB-METERING EXPENSES	697	ELECTRIC SUB-METERING EXPENSES	5,440	ELECTRIC SUB-METERING EXPENSES	2,914	ELECTRIC SUB-METERING EXPENSES	11,794
BANK CHARGES	(0)	BANK CHARGES	500	BANK CHARGES	21	BANK CHARGES	(0)	BANK CHARGES	521
EMPLOYEE BENEFITS	(32)	EMPLOYEE BENEFITS	(36)	EMPLOYEE BENEFITS	(39)	EMPLOYEE BENEFITS	(8)	EMPLOYEE BENEFITS	(115)
32BJ LEGAL FUND	377	32BJ LEGAL FUND	155	32BJ LEGAL FUND	657	32BJ LEGAL FUND	111	32BJ LEGAL FUND	1,299
LOCAL 94/LOCAL 6 TRAINING BENE	-	LOCAL 94/LOCAL 6 TRAINING BENE	-	LOCAL 94/LOCAL 6 TRAINING BENE	-	LOCAL 94/LOCAL 6 TRAINING BENE	666	LOCAL 94/LOCAL 6 TRAINING BENE	666
LOCAL 94/ LOCAL 6 ANNUITY BEN	20,552	LOCAL 94/ LOCAL 6 ANNUITY BEN	18,851	LOCAL 94/ LOCAL 6 ANNUITY BEN	19,980	LOCAL 94/ LOCAL 6 ANNUITY BEN	19,288	LOCAL 94/ LOCAL 6 ANNUITY BEN	78,670
LOCAL 94/LOCAL 6 PENSION BENE	19,163	LOCAL 94/LOCAL 6 PENSION BENE	17,577	LOCAL 94/LOCAL 6 PENSION BENE	18,630	LOCAL 94/LOCAL 6 PENSION BENE	18,006	LOCAL 94/LOCAL 6 PENSION BENE	73,376
LOCAL 94/LOCAL 6 SICKNESS BENE	6,845	LOCAL 94/LOCAL 6 SICKNESS BENE	6,142	LOCAL 94/LOCAL 6 SICKNESS BENE	5,812	LOCAL 94/LOCAL 6 SICKNESS BENE	5,679	LOCAL 94/LOCAL 6 SICKNESS BENE	24,478
LOCAL 94/ LOCAL 6 WELFARE BENE	43,325	LOCAL 94/ LOCAL 6 WELFARE BENE	39,739	LOCAL 94/ LOCAL 6 WELFARE BENE	42,120	LOCAL 94/ LOCAL 6 WELFARE BENE	39,993	LOCAL 94/ LOCAL 6 WELFARE BENE	165,177
GROUND RENT EXPENSE	412,500	GROUND RENT EXPENSE	412,500	GROUND RENT EXPENSE	412,500	GROUND RENT EXPENSE	357,500	GROUND RENT EXPENSE	1,595,000
RENT EXPENSE	-	RENT EXPENSE	-	RENT EXPENSE	-	RENT EXPENSE	3,000	RENT EXPENSE	3,000
PROFESSIONAL FEES	15,000	PROFESSIONAL FEES	15,000	PROFESSIONAL FEES	15,000	PROFESSIONAL FEES	15,072	PROFESSIONAL FEES	60,072
	1,677,325		654,208		1,646,682		539,620		4,517,835

<u>Operating Expenses</u>		<u>Operating Expenses</u>		<u>Operating Expenses</u>		<u>Operating Expenses</u>		<u>Operating Expenses</u>	
SECURITY GUARDS	177,359	SECURITY GUARDS	98,133	SECURITY GUARDS	161,050	SECURITY GUARDS	152,519	SECURITY GUARDS	589,062
FUEL STEAM/GAS	197,820	FUEL STEAM/GAS	116,099	FUEL STEAM/GAS	80,796	FUEL STEAM/GAS	347,842	FUEL STEAM/GAS	742,557
WATER AND SEWER CHARGES	51,343	WATER AND SEWER CHARGES	98,066	WATER AND SEWER CHARGES	42,862	WATER AND SEWER CHARGES	27,371	WATER AND SEWER CHARGES	219,643
WALKIE TALKIES	14,215	WALKIE TALKIES	-	WALKIE TALKIES	232	WALKIE TALKIES	803	WALKIE TALKIES	15,250
ELECTRICITY USAGE EXPENSE	271,979	ELECTRICITY USAGE EXPENSE	324,273	ELECTRICITY USAGE EXPENSE	401,591	ELECTRICITY USAGE EXPENSE	367,541	ELECTRICITY USAGE EXPENSE	1,365,384
UNIFORM EXPENSE	781	UNIFORM EXPENSE	1,364	UNIFORM EXPENSE	4,176	UNIFORM EXPENSE	1,450	UNIFORM EXPENSE	7,770
CHRISTMAS EXPENSE	-	HOLIDAY ENTERTAINMENT	-	HOLIDAY ENTERTAINMENT	3,477	HOLIDAY ENTERTAINMENT	-	HOLIDAY ENTERTAINMENT	3,477
ENTERTAINMENT	131	ENTERTAINMENT	-	ENTERTAINMENT	-	ENTERTAINMENT	187	ENTERTAINMENT	317
MESSENGER & DELIVERY	128	MESSENGER & DELIVERY	145	MESSENGER & DELIVERY	415	MESSENGER & DELIVERY	261	MESSENGER & DELIVERY	949
TEMPORARY HELP	-	TEMPORARY HELP	-	TEMPORARY HELP	-	TEMPORARY HELP	-	TEMPORARY HELP	-
TRAVEL	104	TRAVEL	14	TRAVEL	73	TRAVEL	83	TRAVEL	274
FLOWERS	2,613	FLOWERS	4,246	FLOWERS	7,186	FLOWERS	1,307	FLOWERS	15,351
CLEANING	1,507	CLEANING	-	CLEANING	-	CLEANING	8	CLEANING	1,515
COMPUTER SERVICES	4,859	COMPUTER SERVICES	4,859	COMPUTER SERVICES	9,719	COMPUTER SERVICES	2,430	COMPUTER SERVICES	21,868
INVESTIGATION FEE EXPENSE	-	INVESTIGATION FEE EXPENSE	-	INVESTIGATION FEE EXPENSE	68	INVESTIGATION FEE EXPENSE	-	INVESTIGATION FEE EXPENSE	68
	722,839		647,200		711,644		901,802		2,983,485

<u>Repairs and Maintenance</u>		<u>Repairs and Maintenance</u>		<u>Repairs and Maintenance</u>		<u>Repairs and Maintenance</u>		<u>Repairs and Maintenance</u>	
PAINTING SUPPLIES	-	PAINTING SUPPLIES	1,790	PAINTING SUPPLIES	1,915	PAINTING SUPPLIES	-	PAINTING SUPPLIES	3,705
HARDWARE SUPPLIES	236	HARDWARE SUPPLIES	-	HARDWARE SUPPLIES	252	HARDWARE SUPPLIES	3,272	HARDWARE SUPPLIES	3,760
REPAIRS MATERIALS & SUPPLIES	1,315	REPAIRS MATERIALS & SUPPLIES	3,160	REPAIRS MATERIALS & SUPPLIES	1,099	REPAIRS MATERIALS & SUPPLIES	255	REPAIRS MATERIALS & SUPPLIES	5,829
PLUMBING REPAIRS MATL & SUP	8,220	PLUMBING REPAIRS MATL & SUP	8,982	PLUMBING REPAIRS MATL & SUP	21,138	PLUMBING REPAIRS MATL & SUP	51,052	PLUMBING REPAIRS MATL & SUP	89,392
ELECTRIC REPAIRS & SUPPLIES	605	ELECTRIC REPAIRS & SUPPLIES	610	ELECTRIC REPAIRS & SUPPLIES	6,571	ELECTRIC REPAIRS & SUPPLIES	27,501	ELECTRIC REPAIRS & SUPPLIES	35,286
RUBBISH REMOVAL	6,417	RUBBISH REMOVAL	10,492	RUBBISH REMOVAL	7,100	RUBBISH REMOVAL	14,055	RUBBISH REMOVAL	38,064
ROOF REPAIRS	-	ROOF REPAIRS	-	ROOF REPAIRS	-	ROOF REPAIRS	-	ROOF REPAIRS	-
AIR CONDITIONER EXPENSE	-	AIR CONDITIONER EXPENSE	-	AIR CONDITIONER EXPENSE	-	AIR CONDITIONER EXPENSE	-	AIR CONDITIONER EXPENSE	-
WINDOW WASHING	-	WINDOW WASHING	10,690	WINDOW WASHING	-	WINDOW WASHING	-	WINDOW WASHING	10,690
LOBBY EXPENSE	-	LOBBY EXPENSE	-	LOBBY EXPENSE	-	LOBBY EXPENSE	-	LOBBY EXPENSE	-
MARBLE MAINTENANCE:CONTRACT	19,598	MARBLE MAINTENANCE:CONTRACT	4,899	MARBLE MAINTENANCE:CONTRACT	19,793	MARBLE MAINTENANCE:CONTRACT	4,301	MARBLE MAINTENANCE:CONTRACT	48,591
IN/OUT METAL MAINT: CONTRACT	27,654	IN/OUT METAL MAINT: CONTRACT	4,301	IN/OUT METAL MAINT: CONTRACT	23,789	IN/OUT METAL MAINT: CONTRACT	4,900	IN/OUT METAL MAINT: CONTRACT	60,644
HVAC MAINTENANCE	83,235	HVAC MAINTENANCE	174,696	HVAC MAINTENANCE	81,784	HVAC MAINTENANCE	138,173	HVAC MAINTENANCE	477,888
LOCKS & DOORS REPAIR	8,145	LOCKS & DOORS REPAIR	9,321	LOCKS & DOORS REPAIR	3,161	LOCKS & DOORS REPAIR	9,385	LOCKS & DOORS REPAIR	30,013
FIRE & SECURITY SYSTEM	5,381	FIRE & SECURITY SYSTEM	24,425	FIRE & SECURITY SYSTEM	23,038	FIRE & SECURITY SYSTEM	21,800	FIRE & SECURITY SYSTEM	74,643
MARBLE MAINT/PAVER REPAIRS	-	MARBLE MAINT/PAVER REPAIRS	-	MARBLE MAINT/PAVER REPAIRS	-	MARBLE MAINT/PAVER REPAIRS	-	MARBLE MAINT/PAVER REPAIRS	-
METAL MAINTENANCE: REPAIRS	-	METAL MAINTENANCE: REPAIRS	-	METAL MAINTENANCE: REPAIRS	-	METAL MAINTENANCE: REPAIRS	-	METAL MAINTENANCE: REPAIRS	-

40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS			
Apr 1, 2014 June 30, 2014 Total Actual		July 1, 2014 Sept 30, 2014 Total Actual		Oct 1, 2014 Dec 31, 2014 Total Actual		Jan 1, 2015 Mar 31, 2015 Total Actual			
TIME RECORDER	463	TIME RECORDER	443	TIME RECORDER	565	TIME RECORDER	511	TIME RECORDER	1,981
ELEVATOR CONTRACT	62,060	ELEVATOR CONTRACT	127,841	ELEVATOR CONTRACT	127,841	ELEVATOR CONTRACT	95,881	ELEVATOR CONTRACT	413,622
EXTERMINATING	-	EXTERMINATING	-	EXTERMINATING	-	EXTERMINATING	-	EXTERMINATING	-
SIGNS	517	SIGNS	-	SIGNS	485	SIGNS	-	SIGNS	1,002
MISCELLANEOUS REP. & MAINT.	-	MISCELLANEOUS REP. & MAINT.	-	MISCELLANEOUS REP. & MAINT.	579	MISCELLANEOUS REP. & MAINT.	2,778	MISCELLANEOUS REP. & MAINT.	3,357
LOCAL LAW 10/11	-	LOCAL LAW 10/11	11,680	LOCAL LAW 10/11	-	LOCAL LAW 10/11	-	LOCAL LAW 10/11	11,680
CLEANING SUPPLIES	(22)	CLEANING SUPPLIES	-	CLEANING SUPPLIES	1,284	CLEANING SUPPLIES	125	CLEANING SUPPLIES	1,386
ESCALATOR R&M	-	ESCALATOR R&M	-	ESCALATOR R&M	-	ESCALATOR R&M	-	ESCALATOR R&M	-
ELEVATOR REPAIRS	12,782	ELEVATOR REPAIRS	61,909	ELEVATOR REPAIRS	59,678	ELEVATOR REPAIRS	3,593	ELEVATOR REPAIRS	137,961
WINDOW REPAIRS	-	WINDOW REPAIRS	-	WINDOW REPAIRS	-	WINDOW REPAIRS	-	WINDOW REPAIRS	-
HVAC P/R, P/R TAXES & BENEFITS	209,859	HVAC P/R, P/R TAXES & BENEFITS	181,544	HVAC P/R, P/R TAXES & BENEFITS	219,422	HVAC P/R, P/R TAXES & BENEFITS	186,721	HVAC P/R, P/R TAXES & BENEFITS	797,545
BUILDING CLEANING P/R	520,265	BUILDING CLEANING P/R	503,329	BUILDING CLEANING P/R	540,557	BUILDING CLEANING P/R	525,099	BUILDING CLEANING P/R	2,089,250
EQUIPMENT RENTAL & EXPENSES	1,776	EQUIPMENT RENTAL & EXPENSES	1,326	EQUIPMENT RENTAL & EXPENSES	1,312	EQUIPMENT RENTAL & EXPENSES	979	EQUIPMENT RENTAL & EXPENSES	5,393
LANDSCAPING/SNOW REMOVAL	-	LANDSCAPING/SNOW REMOVAL	-	LANDSCAPING/SNOW REMOVAL	-	LANDSCAPING/SNOW REMOVAL	-	LANDSCAPING/SNOW REMOVAL	-
PAINTING AND DECORATING	1,128	PAINTING AND DECORATING	350	PAINTING AND DECORATING	9,054	PAINTING AND DECORATING	5,075	PAINTING AND DECORATING	15,607
SECURITY EQUIPMENT	5,836	SECURITY EQUIPMENT	8,256	SECURITY EQUIPMENT	10,196	SECURITY EQUIPMENT	28,515	SECURITY EQUIPMENT	52,803
	975,468		1,150,044		1,160,613		1,123,969		4,410,094
Other Taxes		Other Taxes		Other Taxes		Other Taxes		Other Taxes	
FEDERAL INCOME TAX	-	FEDERAL INCOME TAX	-	FEDERAL INCOME TAX	-	FEDERAL INCOME TAX	-	FEDERAL INCOME TAX	-
STATE FRANCHISE TAX	-	STATE FRANCHISE TAX	-	STATE FRANCHISE TAX	-	STATE FRANCHISE TAX	4,500	STATE FRANCHISE TAX	4,500
FICA EXPENSE	55,732	FICA EXPENSE	51,372	FICA EXPENSE	54,991	FICA EXPENSE	53,657	FICA EXPENSE	215,752
PAYROLL TAX EXPENSE-SUI	1,961	PAYROLL TAX EXPENSE-SUI	551	PAYROLL TAX EXPENSE-SUI	614	PAYROLL TAX EXPENSE-SUI	15,636	PAYROLL TAX EXPENSE-SUI	18,761
LICENSES AND PERMITS	1,035	LICENSES AND PERMITS	525	LICENSES AND PERMITS	50	LICENSES AND PERMITS	800	LICENSES AND PERMITS	2,410
MISCELLANEOUS OTHER TAXES	9	MISCELLANEOUS OTHER TAXES	-	MISCELLANEOUS OTHER TAXES	81	MISCELLANEOUS OTHER TAXES	772	MISCELLANEOUS OTHER TAXES	862
PAYROLL TAX EXPENSE-FUI	174	PAYROLL TAX EXPENSE-FUI	65	PAYROLL TAX EXPENSE-FUI	117	PAYROLL TAX EXPENSE-FUI	3,531	PAYROLL TAX EXPENSE-FUI	3,887
DISABILITY INSURANCE	248	DISABILITY INSURANCE	89	DISABILITY INSURANCE	189	DISABILITY INSURANCE	408	DISABILITY INSURANCE	934
WORKERS COMP INSURANCE-EXPENSE	-	WORKERS COMP INSURANCE-EXPENSE	51,488	WORKERS COMP INSURANCE-EXPENSE	11,681	WORKERS COMP INSURANCE-EXPENSE	-	WORKERS COMP INSURANCE-EXPENSE	63,169
NY METRO TAX ER	677	NY METRO TAX ER	356	NY METRO TAX ER	404	NY METRO TAX ER	626	NY METRO TAX ER	2,063
	59,836		104,445		68,128		79,929		312,338
Total Expenses and Disbursements	3,648,588	Total Expenses and Disbursements	2,705,681	Total Expenses and Disbursements	4,503,036	Total Expenses and Disbursements	2,745,697	Total Expenses and Disbursements	13,603,001
	3,062,733		5,362,203		3,924,027		3,954,747	Operating Cash Flow (Before Debt Service, Escrow Deposits and Capital Disbursements)	16,303,709

40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		40 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS	
Apr 1, 2014 June 30, 2014 Total Actual		July 1, 2014 Sept 30, 2014 Total Actual		Oct 1, 2014 Dec 31, 2014 Total Actual		Jan 1, 2015 Mar 31, 2015 Total Actual	
Debt Service		Debt Service		Debt Service		Debt Service	
ESC DEP-R E TAXES/INSURANCE	1,961,126	ESC DEP-R E TAXES/INSURANCE	1,961,126	ESC DEP-R E TAXES/INSURANCE	1,244,112	ESC DEP-R E TAXES/INSURANCE	(992,413)
INTEREST ON MORTGAGE	2,334,756	INTEREST ON MORTGAGE	2,334,756	INTEREST ON MORTGAGE	2,309,378	INTEREST ON MORTGAGE	2,284,000
	4,295,881		4,295,881		3,553,490		1,291,587
Capital Disbursements		Capital Disbursements		Capital Disbursements		Capital Disbursements	
BUILDING IMPROVEMENTS	1,540,536	BUILDING IMPROVEMENTS	1,315,449	BUILDING IMPROVEMENTS	2,047,384	BUILDING IMPROVEMENTS	3,379,221
FURNITURE, FIXTURES & EQUIPMENT	-	FURNITURE, FIXTURES & EQUIPMENT	-	FURNITURE, FIXTURES & EQUIPMENT	1,218	FURNITURE, FIXTURES & EQUIPMENT	-
LEASEHOLD IMPROVEMENTS	-	LEASEHOLD IMPROVEMENTS	418,883	LEASEHOLD IMPROVEMENTS	(188,289)	LEASEHOLD IMPROVEMENTS	10,579
LEASING COMMISSIONS	1,604,783	LEASING COMMISSIONS	380,982	LEASING COMMISSIONS	572,066	LEASING COMMISSIONS	520,982
	3,145,319		2,115,314		2,432,379		3,910,782
Excess Cash Flow (Deficit)	(4,378,468)	Excess Cash Flow (Deficit)	(1,048,992)	Excess Cash Flow (Deficit)	(2,061,842)	Excess Cash Flow (Deficit)	(1,247,623)

ESC DEP-RE TAXES/INSURANCE	4,173,950
INTEREST ON MORTGAGE	9,262,889
	13,436,839
BUILDING IMPROVEMENTS	8,282,590
FURNITURE, FIXTURES & EQUIPMENT	1,218
LEASEHOLD IMPROVEMENTS	241,173
LEASING COMMISSIONS	3,078,813
	11,603,794
Excess Cash Flow (Deficit)	(8,736,924)

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