

Message

From: Donna Kidder [dkidder@trumporg.com]
Sent: 4/21/2015 9:20:53 PM
To: Jack Weisberg [Jack.Weisberg@laddercapital.com]
CC: Allen Weisberg [weisberg@trumporg.com]
Subject: Trailing Cash Flow as of 3 31 15.xlsx 40 WALL
Attachments: Trailing Cash Flow as of 3 31 15.pdf

Jack,

Please see revised as per requested in the format that I used when I sent the last three years of cash flows.

The highest extraordinary exp item that is not the norm is the \$750K in legal due to the bostany lawsuit. This will not be recurring.

Any questions let me know.

tx

PX-1063

Index No. 452564/2022 (AFE)

42 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		42 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		42 WALL STREET INCOME AND EXPENSE STATEMENT CASH BASIS		42 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	12 MONTH PERIOD ENDED March 31, 2015
Receipts		Receipts		Receipts		Receipts	
STORAGE ROOM INCOME	-	STORAGE ROOM INCOME	21,314	STORAGE ROOM INCOME	1,448	STORAGE ROOM INCOME	1,380
RETAIL INCOME	385,014	RETAIL INCOME	327,211	RETAIL INCOME	572,957	RETAIL INCOME	343,891
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
OPER EXP ESCALATION INCOM	6,803	OPER EXP ESCALATION INCOM	10,765	OPER EXP ESCALATION INCOM	-	OPER EXP ESCALATION INCOM	-
LEASE CANCELLATION INCOME	-	LEASE CANCELLATION INCOME	-	LEASE CANCELLATION INCOME	500,000	LEASE CANCELLATION INCOME	35,192
RETRO OPERATING EXP ESCALATION	8,869	RETRO OPERATING EXP ESCALATION	4,783	RETRO OPERATING EXP ESCALATION	-	RETRO OPERATING EXP ESCALATION	-
MANAGEMENT FEE INCOME	5,970	MANAGEMENT FEE INCOME	14,162	MANAGEMENT FEE INCOME	96	MANAGEMENT FEE INCOME	300
OFFICERETAIL RENT ABATEMENT	(291,209)	OFFICERETAIL RENT ABATEMENT	-	OFFICERETAIL RENT ABATEMENT	-	OFFICERETAIL RENT ABATEMENT	-
REAL ESTATE TAX INCOME	49,438	REAL ESTATE TAX INCOME	212,135	REAL ESTATE TAX INCOME	36,447	REAL ESTATE TAX INCOME	-
WATER AND SEWER INCOME	268	WATER AND SEWER INCOME	743	WATER AND SEWER INCOME	2,032	WATER AND SEWER INCOME	3,243
ELECTRIC INCOME	291,096	ELECTRIC INCOME	417,450	ELECTRIC INCOME	259,794	ELECTRIC INCOME	372,078
TELECOMMUNICATIONS SVC INCOME	61,748	TELECOMMUNICATIONS SVC INCOME	58,601	TELECOMMUNICATIONS SVC INCOME	51,411	TELECOMMUNICATIONS SVC INCOME	54,900
BUILDING SERVICES INCOME	196,451	BUILDING SERVICES INCOME	202,819	BUILDING SERVICES INCOME	341,417	BUILDING SERVICES INCOME	280,303
	6,631,385		7,722,270		8,384,105		6,659,256
Other Receipts		Other Receipts		Other Receipts		Other Receipts	
OTHER INC-MISCELLANEOUS	41,807	OTHER INC-MISCELLANEOUS	61,162	OTHER INC-MISCELLANEOUS	-	OTHER INC-MISCELLANEOUS	-
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-ADMIN FEES	7,719	OTHER INC-ADMIN FEES	13,648	OTHER INC-ADMIN FEES	9,848	OTHER INC-ADMIN FEES	6,100
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
LICENSE FEE	10,000	LICENSE FEE	10,000	LICENSE FEE	30,000	LICENSE FEE	-
FILMING REVENUE	-	FILMING REVENUE	-	FILMING REVENUE	-	FILMING REVENUE	83,134
	78,935		345,614		42,957		99,235
Total Receipts	6,710,320	Total Receipts	8,067,884	Total Receipts	8,427,062	Total Receipts	6,758,491
General Expenses		General Expenses		General Expenses		General Expenses	
PAYROLL	69,299	PAYROLL	71,611	PAYROLL	100,867	PAYROLL	69,040
INSURANCE EXPENSE	483,793	INSURANCE EXPENSE	483,793	INSURANCE EXPENSE	483,793	INSURANCE EXPENSE	348,064
INSURANCE CLAIMS	27,304	INSURANCE CLAIMS	76,174	INSURANCE CLAIMS	28,717	INSURANCE CLAIMS	24,259
INS CLAIMS-LEGAL/ADM COST	-	INS CLAIMS-LEGAL/ADM COST	-	INS CLAIMS-LEGAL/ADM COST	233	INS CLAIMS-LEGAL/ADM COST	233
REAL ESTATE TAX EXPENSE	1,530,341	REAL ESTATE TAX EXPENSE	1,530,341	REAL ESTATE TAX EXPENSE	1,530,341	REAL ESTATE TAX EXPENSE	1,483,706
	2,110,737		2,162,919		2,143,951		1,925,899
Administrative Expenses		Administrative Expenses		Administrative Expenses		Administrative Expenses	
ADVERTISING & PROMOTION	1,850	ADVERTISING & PROMOTION	-	ADVERTISING & PROMOTION	1,875	ADVERTISING & PROMOTION	400
COMPUTER PAYROLL EXPENSE	1,367	COMPUTER PAYROLL EXPENSE	638	COMPUTER PAYROLL EXPENSE	1,832	COMPUTER PAYROLL EXPENSE	1,516
LEGAL EXPENSE	10,621	LEGAL EXPENSE	14,521	LEGAL EXPENSE	768,223	LEGAL EXPENSE	3,956
AUDITING	10,000	AUDITING	10,000	AUDITING	-	AUDITING	20,000
DUES & SUBSCRIPTIONS	1,075	DUES & SUBSCRIPTIONS	-	DUES & SUBSCRIPTIONS	705	DUES & SUBSCRIPTIONS	1,305
OFFICE EXPENSE & SUPPLIES	1,014	OFFICE EXPENSE & SUPPLIES	1,183	OFFICE EXPENSE & SUPPLIES	2,625	OFFICE EXPENSE & SUPPLIES	2,461
STATIONERY/PRINTING/POSTAGE	(329)	STATIONERY/PRINTING/POSTAGE	(36)	STATIONERY/PRINTING/POSTAGE	96	STATIONERY/PRINTING/POSTAGE	(8)
TELEPHONE & TELEX	21,200	TELEPHONE & TELEX	16,883	TELEPHONE & TELEX	23,759	TELEPHONE & TELEX	6,772
MANAGEMENT FEES AND EXPENSES	25,000	MANAGEMENT FEES AND EXPENSES	25,000	MANAGEMENT FEES AND EXPENSES	25,000	MANAGEMENT FEES AND EXPENSES	25,000
32BJ TRAINING BENEFIT	1,466	32BJ TRAINING BENEFIT	603	32BJ TRAINING BENEFIT	2,558	32BJ TRAINING BENEFIT	1,512
32 BJ ANNUITY BENEFIT	5,512	32 BJ ANNUITY BENEFIT	2,483	32 BJ ANNUITY BENEFIT	8,632	32 BJ ANNUITY BENEFIT	4,784
32 BJ PENSION BENEFIT	41,690	32 BJ PENSION BENEFIT	19,045	32 BJ PENSION BENEFIT	68,102	32 BJ PENSION BENEFIT	37,610
32BJ WELFARE BENEFIT	127,320	32BJ WELFARE BENEFIT	52,559	32BJ WELFARE BENEFIT	223,153	32BJ WELFARE BENEFIT	136,555
ELECTRIC SUB-METERING EXPENSES	2,743	ELECTRIC SUB-METERING EXPENSES	607	ELECTRIC SUB-METERING EXPENSES	5,440	ELECTRIC SUB-METERING EXPENSES	2,914
BANK CHARGES	(0)	BANK CHARGES	500	BANK CHARGES	(21)	BANK CHARGES	(0)
EMPLOYEE BENEFITS	(329)	EMPLOYEE BENEFITS	(36)	EMPLOYEE BENEFITS	(39)	EMPLOYEE BENEFITS	(8)
32BJ LEGAL FUND	377	32BJ LEGAL FUND	155	32BJ LEGAL FUND	657	32BJ LEGAL FUND	111
LOCAL 94/ LOCAL 6 TRAINING BEN	-	LOCAL 94/ LOCAL 6 TRAINING BEN	-	LOCAL 94/ LOCAL 6 TRAINING BEN	-	LOCAL 94/ LOCAL 6 TRAINING BEN	-
LOCAL 94/ LOCAL 6 ANNUITY BEN	20,952	LOCAL 94/ LOCAL 6 ANNUITY BEN	18,851	LOCAL 94/ LOCAL 6 ANNUITY BEN	18,880	LOCAL 94/ LOCAL 6 ANNUITY BEN	19,288
LOCAL 94/ LOCAL 6 PENSION BENEF	18,163	LOCAL 94/ LOCAL 6 PENSION BENEF	17,577	LOCAL 94/ LOCAL 6 PENSION BENEF	18,630	LOCAL 94/ LOCAL 6 PENSION BENEF	18,006
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 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
GROUND RENT EXPENSE	412,500	GROUND RENT EXPENSE	412,500	GROUND RENT EXPENSE	412,500	GROUND RENT EXPENSE	360,500
PROFESSIONAL FEES	15,000	PROFESSIONAL FEES	15,000	PROFESSIONAL FEES	15,000	PROFESSIONAL FEES	15,072
	768,337		654,209		1,646,682		791,490
Operating Expenses		Operating Expenses		Operating Expenses		Operating Expenses	
SECURITY GUARDS	177,359	SECURITY GUARDS	95,133	SECURITY GUARDS	161,050	SECURITY GUARDS	152,519
FUEL STEAM/GAS	187,820	FUEL STEAM/GAS	116,099	FUEL STEAM/GAS	80,796	FUEL STEAM/GAS	347,842
WATER AND SEWER CHARGES	51,343	WATER AND SEWER CHARGES	89,066	WATER AND SEWER CHARGES	42,862	WATER AND SEWER CHARGES	27,371
WALKIE TALKIES	14,215	WALKIE TALKIES	-	WALKIE TALKIES	232	WALKIE TALKIES	893
ELECTRICITY USAGE EXPENSE	271,879	ELECTRICITY USAGE EXPENSE	228,273	ELECTRICITY USAGE EXPENSE	401,591	ELECTRICITY USAGE EXPENSE	367,541
UNIFORM EXPENSE	781	UNIFORM EXPENSE	1,304	UNIFORM EXPENSE	4,176	UNIFORM EXPENSE	1,450
CHRISTMAS EXPENSE	-	HOLIDAY ENTERTAINMENT	-	HOLIDAY ENTERTAINMENT	3,477	HOLIDAY ENTERTAINMENT	197
ENTERTAINMENT	131	ENTERTAINMENT	-	ENTERTAINMENT	-	ENTERTAINMENT	197
MESSENGER & DELIVERY	128	MESSENGER & DELIVERY	145	MESSENGER & DELIVERY	415	MESSENGER & DELIVERY	261
TRAVEL	104	TRAVEL	14	TRAVEL	73	TRAVEL	93
FLOWERS	2,613	FLOWERS	4,246	FLOWERS	7,186	FLOWERS	1,307
CLEANING	1,507	CLEANING	-	CLEANING	-	CLEANING	8
COMPUTER SERVICES	4,859	COMPUTER SERVICES	4,859	COMPUTER SERVICES	9,719	COMPUTER SERVICES	2,430
INVESTIGATION FEE EXPENSE	-	INVESTIGATION FEE EXPENSE	-	INVESTIGATION FEE EXPENSE	68	INVESTIGATION FEE EXPENSE	-
	722,839		647,200		711,644		931,032
Repairs and Maintenance		Repairs and Maintenance		Repairs and Maintenance		Repairs and Maintenance	
PAINTING SUPPLIES	-	PAINTING SUPPLIES	1,790	PAINTING SUPPLIES	1,915	PAINTING SUPPLIES	-
HARDWARE SUPPLIES	236	HARDWARE SUPPLIES	-	HARDWARE SUPPLIES	252	HARDWARE SUPPLIES	3,272
REPAIRS MATERIALS & SUPPLIES	1,315	REPAIRS MATERIALS & SUPPLIES	3,100	REPAIRS MATERIALS & SUPPLIES	1,099	REPAIRS MATERIALS & SUPPLIES	255
PLUMBING REPAIRS MATL & SUP	8,220	PLUMBING REPAIRS MATL & SUP	8,882	PLUMBING REPAIRS MATL & SUP	21,138	PLUMBING REPAIRS MATL & SUP	51,052
ELECTRIC REPAIRS & SUPPLIES	605	ELECTRIC REPAIRS & SUPPLIES	610	ELECTRIC REPAIRS & SUPPLIES	6,571	ELECTRIC REPAIRS & SUPPLIES	27,501
RUBBISH REMOVAL	6,417	RUBBISH REMOVAL	13,480	RUBBISH REMOVAL	7,100	RUBBISH REMOVAL	14,055
WINDOW WASHING	-	WINDOW WASHING	10,600	WINDOW WASHING	-	WINDOW WASHING	-
MARBLE MAINTENANCE CONTRACT	19,590	MARBLE MAINTENANCE CONTRACT	4,958	MARBLE MAINTENANCE CONTRACT	19,783	MARBLE MAINTENANCE CONTRACT	4,301
INVOIT METAL MAINT. CONTRACT	27,654	INVOIT METAL MAINT. CONTRACT	4,301	INVOIT METAL MAINT. CONTRACT	23,789	INVOIT METAL MAINT. CONTRACT	4,900
HVAC MAINTENANCE	83,235	HVAC MAINTENANCE	174,898	HVAC MAINTENANCE	81,794	HVAC MAINTENANCE	96,901
LOCKS & DOORS REPAIR	8,145	LOCKS & DOORS REPAIR	9,321	LOCKS & DOORS REPAIR	3,161	LOCKS & DOORS REPAIR	9,395
FIRE & SECURITY SYSTEM	5,381	FIRE & SECURITY SYSTEM	24,425	FIRE & SECURITY SYSTEM	23,038	FIRE & SECURITY SYSTEM	21,800
TIME RECORDER	463	TIME RECORDER	443	TIME RECORDER	565	TIME RECORDER	511
ELEVATOR CONTRACT	62,960	ELEVATOR CONTRACT	127,841	ELEVATOR CONTRACT	127,841	ELEVATOR CONTRACT	95,891
SHOES	517	SHOES	-	SHOES	485	SHOES	-
MISCELLANEOUS REP. & MAINT.	-	MISCELLANEOUS REP. & MAINT.	-	MISCELLANEOUS REP. & MAINT.	579	MISCELLANEOUS REP. & MAINT.	2,778
LOCAL LAW 1011	-	LOCAL LAW 1011	11,880	LOCAL LAW 1011	-	LOCAL LAW 1011	-
CLEANING SUPPLIES	(22)	CLEANING SUPPLIES	-	CLEANING SUPPLIES	1,284	CLEANING SUPPLIES	125
ELEVATOR REPAIRS	12,782	ELEVATOR REPAIRS	61,909	ELEVATOR REPAIRS	58,678	ELEVATOR REPAIRS	3,593
HVAC PIR, PIR TAXES & BENEFITS	299,859	HVAC PIR, PIR TAXES & BENEFITS	181,544	HVAC PIR, PIR TAXES & BENEFITS	219,422	HVAC PIR, PIR TAXES & BENEFITS	196,721
BUILDING CLEANING PIR	520,265	BUILDING CLEANING PIR	533,329	BUILDING CLEANING PIR	540,557	BUILDING CLEANING PIR	525,099
EQUIPMENT RENTAL & EXPENSES	1,776	EQUIPMENT RENTAL & EXPENSES	1,326	EQUIPMENT RENTAL & EXPENSES	1,312	EQUIPMENT RENTAL & EXPENSES	979
PAINTING AND DECORATING	1,128	PAINTING AND DECORATING	350	PAINTING AND DECORATING	9,954	PAINTING AND DECORATING	5,075
SECURITY EQUIPMENT	5,836	SECURITY EQUIPMENT	8,258	SECURITY EQUIPMENT	10,196	SECURITY EQUIPMENT	28,515
	975,463		1,950,944		1,160,613		1,982,597
Other Taxes		Other Taxes		Other Taxes		Other Taxes	
STATE FRANCHISE TAX	-	STATE FRANCHISE TAX	-	STATE FRANCHISE TAX	-	STATE FRANCHISE TAX	-
FICA EXPENSE	55,732	FICA EXPENSE	51,372	FICA EXPENSE	54,891	FICA EXPENSE	53,657
PAYROLL TAX EXPENSE-SUI	1,981	PAYROLL TAX EXPENSE-SUI	551	PAYROLL TAX EXPENSE-SUI	614	PAYROLL TAX EXPENSE-SUI	15,636
LICENSES AND PERMITS	1,035	LICENSES AND PERMITS	525	LICENSES AND PERMITS	50	LICENSES AND PERMITS	900
MISCELLANEOUS OTHER TAXES	9	MISCELLANEOUS OTHER TAXES	65	MISCELLANEOUS OTHER TAXES	81	MISCELLANEOUS OTHER TAXES	772
PAYROLL TAX EXPENSE-FUI	194	PAYROLL TAX EXPENSE-FUI	65	PAYROLL TAX EXPENSE-FUI	117	PAYROLL TAX EXPENSE-FUI	3,511
DISABILITY INSURANCE	248	DISABILITY INSURANCE	89	DISABILITY INSURANCE	168	DISABILITY INSURANCE	408
WORKERS COMP INSURANCE-EXPENSE	-	WORKERS COMP INSURANCE-EXPENSE	51,488	WORKERS COMP INSURANCE-EXPENSE	11,681	WORKERS COMP INSURANCE-EXPENSE	-
NY METRO TAX ER	677	NY METRO TAX ER	356	NY METRO TAX ER	404	NY METRO TAX ER	626
	58,835		104,445		69,128		79,929
Total Expenses and Disbursements	4,538,247	Total Expenses and Disbursements	4,769,915	Total Expenses and Disbursements	5,731,913	Total Expenses and Disbursements	4,694,690
	2,073,193		3,349,899		2,096,944		2,092,991
							Operating Cash Flow (Before Debt Service, Escrow Deposits and Capital Disbursements)
							10,119,052
Debt Service		Debt Service		Debt Service		Debt Service	
ESC DEPR-E TAXES/INSURANCE ESCROW	-	ESC DEPR-E TAXES/INSURANCE ESCROW	-	ESC DEPR-E TAXES/INSURANCE ESCROW	-	ESC DEPR-E TAXES/INSURANCE ESCROW	(2,817,904)
INTEREST ON MORTGAGE	2,334,756	INTEREST ON MORTGAGE	2,334,756	INTEREST ON MORTGAGE	2,309,378	INTEREST ON MORTGAGE	2,284,000
	2,334,756		2,334,756		2,309,378		(533,994)
Capital Disbursements		Capital Disbursements		Capital Disbursements		Capital Disbursements	
BUILDING IMPROVEMENTS	1,540,536	BUILDING IMPROVEMENTS	1,315,448	BUILDING IMPROVEMENTS	2,047,394	BUILDING IMPROVEMENTS	3,420,594
FURNITURE, FIXTURES & EQUIPMENT	-	FURNITURE, FIXTURES & EQUIPMENT	-	FURNITURE, FIXTURES & EQUIPMENT	1,219	FURNITURE, FIXTURES & EQUIPMENT	-
LEASEHOLD IMPROVEMENTS	-	LEASEHOLD IMPROVEMENTS	418,883	LEASEHOLD IMPROVEMENTS	(188,288)	LEASEHOLD IMPROVEMENTS	10,579
LEASING COMMISSIONS	1,694,763	LEASING COMMISSIONS	393,882				