

**40 WALL STREET
2011 OPERATING/CAPITAL BUDGET**

Acct	Description	YTD
Income Accounts		
Maintenance/rent Income		
40200	RETAIL INCOME	194,185
40301	OFFICE RENT INCOME FIXED	20,856,874
40305	OPER EXP ESCALATION INCOM	1,308,720
40315	MANAGEMENT FEE INCOME	157,101
40500	BRONZE INCOME	2,160
40501	REAL ESTATE TAX INCOME	1,445,893
40504	ELECTRIC INCOME	767,900
40511	TELECOMMUNICATIONS SVC INCOME	200,411
40516	BUILDING SERVICES INCOME	250,000
TOTAL Maintenance/rent Income		<u>25,183,244</u>
Total Income Accounts		25,183,244
Expense Accounts		
50100	PAYROLL	109,000
50500	REAL ESTATE TAX EXPENSE	193,000
51000	INTEREST ON MORTGAGE	9,288,267
		<u>9,590,267</u>
Administrative Expenses		
51501	ADVERTISING & PROMOTION	20,000
51504	EMPLOYEE EXPENSES	5,700
51505	LEGAL EXPENSE	75,000
51506	AUDITING	40,000
51507	DUES & SUBSCRIPTIONS	3,400
51508	OFFICE EXPENSE & SUPPLIES	10,000
51509	STATIONERY/PRINTING/POSTAGE	4,700
51510	TELEPHONE & TELEX	34,800
51511	MANAGEMENT FEES AND EXPENSES	100,000
51512	32BJ TRAINING BENEFIT	6,300
51513	32 BJ ANNUITY BENEFIT	25,000
51514	32 BJ PENSION BENEFIT	159,200
51516	32BJ WELFARE BENEFIT	476,200
51519	ELECTRIC SUB-METERING EXPENSES	14,300
51524	32BJ LEGAL FUND	7,400
51525	LOCAL 94/LOCAL 6 TRAINING BENE	4,700
51526	LOCAL 94/ LOCAL 6 ANNUITY BEN	56,600
51527	LOCAL 94/LOCAL 6 PENSION BENEF	52,300
51528	LOCAL 94/LOCAL 6 SICKNESS BENE	21,000
51529	LOCAL 94/ LOCAL 6 WELFARE BENE	113,200
51530	GROUND RENT EXPENSE	1,500,000
51532	RENT EXPENSE	677,965
TOTAL Administrative Expenses		<u>3,407,765</u>
Operating Expenses		
52003	SECURITY GUARDS	693,900
52004	FUEL STEAM/GAS	816,000
52005	WATER AND SEWER CHARGES	140,000
52006	WALKIE TALKIES	18,200
52007	ELECTRICITY USAGE EXPENSE	1,097,000
52009	UNIFORM EXPENSE	18,500
52024	CHRISTMAS EXPENSE	10,000
52032	MESSENGER & DELIVERY	1,300
52040	FLOWERS	17,000
52052	CLEANING	47,000
52058	COMPUTER SERVICES	40,000
52060	INVESTIGATION FEE EXPENSE	800
TOTAL Operating Expenses		<u>2,899,700</u>
Repairs And Maintenance		
52502	PAINTING SUPPLIES	30,000
52504	HARDWARE SUPPLIES	20,000
52505	REPAIRS MATERIALS & SUPPLIES	25,000
52506	PLUMBING REPAIRS MATL & SUP	135,000
52507	ELECTRIC REPAIRS & SUPPLIES	125,000
52508	RUBBISH REMOVAL	60,000
52510	ROOF REPAIRS	70,000
52512	WINDOW WASHING	15,000
52514	MARBLE MAINTENANCE:CONTRACT	65,500
52515	IN/OUT METAL MAINT: CONTRACT	52,000
52516	HVAC MAINTENANCE	260,000
52518	LOCKS & DOORS REPAIR	36,000
52519	FIRE & SECURITY SYSTEM	70,000
5251A	MARBLE MAINT/PAVER REPAIRS	20,000
5251B	METAL MAINTENANCE: REPAIRS	20,000
52520	TIME RECORDER	1,900
52522	ELEVATOR CONTRACT	525,000
52525	SIGNS	12,000
52526	MISCELLANEOUS REP. & MAINT.	25,000
52527	LOCAL LAW 10/11	30,000
5252F	ESCALATOR R&M	32,000

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Acct	Description	YTD
52530	ELEVATOR REPAIRS	57,000
52531	WINDOW REPAIRS	7,000
52534	HVAC P/R, P/R TAXES & BENEFITS	875,000
52535	BUILDING CLEANING P/R	1,700,000
52544	EQUIPMENT RENTAL & EXPENSES	8,700
52548	PAINTING AND DECORATING	80,000
52558	SECURITY EQUIPMENT	75,000
TOTAL Repairs And Maintenance		<u>4,432,100</u>
Other Taxes		
53004	FICA EXPENSE	244,800
53005	PAYROLL TAX EXPENSE-SUI	13,300
53006	LICENSES AND PERMITS	21,000
53011	PAYROLL TAX EXPENSE-FUI	860
53013	DISABILITY INSURANCE	7,300
53015	WORKERS COMP INSURANCE-EXPENSE	55,146
TOTAL Other Taxes		<u>342,406</u>
57000	PROFESSIONAL FEES	50,000
		<u>50,000</u>
Total Expense Accounts		20,722,238
10457	REAL ESTATE TAX/INS. ESCROW	7,513,000
16116	BUILDING IMPROVEMENTS	1,800,000
Total Other Accounts		<u>9,313,000</u>
CASH FLOW (LOSS)		(4,851,994)