

The Trump Building
at
40 Wall Street
BUDGET - 2015

The Trump Building at 40 Wall Street

40 Wall Street LLC

Detailed Budget Work Sheet Total Building Square Feet: 1,166,898 Total Vacant sq.f.t: 107,444

	22500	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000,000.00	0.00	5,000,000.00
MORTGAGE PAYABLE														
Total Debt Service		\$ 786,711.11	\$ 786,711.10	\$ 710,577.77	\$ 786,711.10	\$ 761,333.32	\$ 786,711.11	\$ 761,333.32	\$ 786,711.11	\$ 786,711.11	\$ 761,333.24	\$ 5,786,711.11	\$ 737,541.67	\$ 14,239,097.07
ta NOI (AFTER DEBT SERVICE)		\$ (78,108.26)	\$ (165,995.29)	\$ 222,316.31	\$ 94,377.33	\$ 138,697.29	\$ 35,073.73	\$ 641,416.27	\$ 120,230.23	\$ 45,623.37	\$ 304,602.46	\$ (4,513,293.51)	\$ 288,914.60	\$ (2,866,145.46)
	16116	108,750.00	108,750.00	108,750.00	108,750.00	108,750.00	108,750.00	108,750.00	108,750.00	108,750.00	108,750.00	108,750.00	108,750.00	1,305,000.00
Total Capital Improvements		\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 108,750.00	\$ 1,305,000.00
l (AFTER DEBT SERVICE AND CAPEX)		\$ (186,858.26)	\$ (274,745.29)	\$ 113,566.31	\$ (14,372.67)	\$ 29,947.29	\$ (73,676.27)	\$ 532,666.27	\$ 11,480.23	\$ (63,126.63)	\$ 195,852.46	\$ (4,622,043.51)	\$ 180,164.60	\$ (4,171,145.46)

MIN. PAYDOWN (CAN BE REDUCED PRIOR BY EXCESS CASH)

The Trump Building
at
40 Wall Street
BUDGET - 2015

ing was much lower than existing bases in 20
1 year

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2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET
Leasing & Promotion
 ACCOUNT NAME: Advertising & Promotion
 GL NO.: 51501

TOTAL \$: 0.00
 \$/SF: 0.00
GRA (EXCLUDES RETAIL & 2ND FLOOR)
 G. R. A. : 1,166,898

JANUARY 0.00
FEBRUARY 0.00
MARCH 0.00
APRIL 0.00
MAY 0.00
JUNE 0.00

JULY 0.00
AUGUST 0.00
SEPTEMBER 0.00
OCTOBER 0.00
NOVEMBER 0.00
DECEMBER 0.00

ASSUMPTIONS:

Advertising & Promotion will be estimated by Accounting as of 2012.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Print Advertising	0.00	0.00
2.) Architectural & Printing Services (Floor Plans for Potential Tenants)	0.00	
3.)	0.00	
4.)	0.00	
5.)	0.00	
6.)	0.00	
7.)	0.00	
8.)	0.00	
9.)	0.00	
10.)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>General & Administrative</u>	TOTAL \$: <u>5,000.00</u> \$/SF: <u>0.00</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Computer Payroll & Employee Expense</u>	
GL NO.: <u>51502 & 51504</u>	

JANUARY <u>416.67</u>	JULY <u>416.67</u>
FEBRUARY <u>416.67</u>	AUGUST <u>416.67</u>
MARCH <u>416.67</u>	SEPTEMBER <u>416.67</u>
APRIL <u>416.67</u>	OCTOBER <u>416.67</u>
MAY <u>416.67</u>	NOVEMBER <u>416.67</u>
JUNE <u>416.67</u>	DECEMBER <u>416.67</u>

ASSUMPTIONS:

I moved all references to licenses over to "Licenses & Permits"

I added the cost of Paychex in 2009. It is usually coded to 51502 - Computer Payroll Expense.

Increased in 2015 \$1,000.00 based on 2014 Actual GL

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Paychex - Payroll Services for 40 Wall Employees	<u>5,000.00</u>	<u>5,000.00</u>
2.)	<u>0.00</u>	
3.)	<u>0.00</u>	
4.)	<u>0.00</u>	
5)	<u>0.00</u>	
6)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>0.00</u>
<u>General & Administrative</u>	\$/SF: <u>0.00</u>
ACCOUNT NAME: <u>Legal Expense</u>	<small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
	G. R. A. : <u>1,166,898</u>
GL NO.: <u>51505</u>	

<u>JANUARY</u> <u>0.00</u>	<u>JULY</u> <u>0.00</u>
<u>FEBRUARY</u> <u>0.00</u>	<u>AUGUST</u> <u>0.00</u>
<u>MARCH</u> <u>0.00</u>	<u>SEPTEMBER</u> <u>0.00</u>
<u>APRIL</u> <u>0.00</u>	<u>OCTOBER</u> <u>0.00</u>
<u>MAY</u> <u>0.00</u>	<u>NOVEMBER</u> <u>0.00</u>
<u>JUNE</u> <u>0.00</u>	<u>DECEMBER</u> <u>0.00</u>

ASSUMPTIONS:

Legal Expenses will be calculated by Accounting as of 2012.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Legal Expenses</u>	<u>0.00</u>	<u>0.00</u>
<u>2.)</u>	<u>0.00</u>	
<u>3.)</u>	<u>0.00</u>	
<u>4.)</u>	<u>0.00</u>	
<u>5.)</u>	<u>0.00</u>	
<u>6.)</u>	<u>0.00</u>	
<u>7.)</u>	<u>0.00</u>	
<u>8.)</u>	<u>0.00</u>	
<u>9.)</u>	<u>0.00</u>	
<u>10.)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>General & Administrative</u>	TOTAL \$: <u>0.00</u> \$/SF: <u>0.00</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Auditing Expense</u>	
GL NO.: <u>51506</u>	

<u>JANUARY</u> <u>0.00</u>	<u>JULY</u> <u>0.00</u>
<u>FEBRUARY</u> <u>0.00</u>	<u>AUGUST</u> <u>0.00</u>
<u>MARCH</u> <u>0.00</u>	<u>SEPTEMBER</u> <u>0.00</u>
<u>APRIL</u> <u>0.00</u>	<u>OCTOBER</u> <u>0.00</u>
<u>MAY</u> <u>0.00</u>	<u>NOVEMBER</u> <u>0.00</u>
<u>JUNE</u> <u>0.00</u>	<u>DECEMBER</u> <u>0.00</u>

ASSUMPTIONS:

Audit Expenses will be calculated by Accounting as of 2012.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Auditing Expenses	0.00	0.00
2.)	0.00	
3.)	0.00	
4.)	0.00	
5.)	0.00	
6.)	0.00	
7.)	0.00	
8.)	0.00	
9.)	0.00	
10.)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>General & Administrative</u>	TOTAL \$: <u>2,700.00</u> \$/SF: <u>0.00</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Dues & Subscriptions</u>	
GL NO.: <u>51507</u>	

JANUARY <u>225.00</u>	JULY <u>225.00</u>
FEBRUARY <u>225.00</u>	AUGUST <u>225.00</u>
MARCH <u>225.00</u>	SEPTEMBER <u>225.00</u>
APRIL <u>225.00</u>	OCTOBER <u>225.00</u>
MAY <u>225.00</u>	NOVEMBER <u>225.00</u>
JUNE <u>225.00</u>	DECEMBER <u>225.00</u>

ASSUMPTIONS:

All Dues & Subscriptions were adjusted to 2011 rates.

BOMA was cancelled in 2008.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Realty Advisory Board (Annual Dues)	<u>1,400.00</u>	<u>2,700.00</u>
2) 1st Precinct Commercial Council	<u>0.00</u>	Not found in the general ledger
3) Downtown Lower Manhattan Assoc. Dues (Annual)	<u>0.00</u>	Not found in the general ledger
4) Building Owners & Managers Assoc. Dues (Annual)	<u>0.00</u>	
5) Institute of Real Estate Management - National & Local Annual Dues	<u>1,300.00</u>	
6)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9.) Adjustment to round out the budget	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>General & Administrative</u>	TOTAL \$: <u>10,000.00</u> \$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Office Expense & Supplies</u>	
GL NO.: <u>51508</u>	

JANUARY <u>833.33</u>	JULY <u>833.33</u>
FEBRUARY <u>833.33</u>	AUGUST <u>833.33</u>
MARCH <u>833.33</u>	SEPTEMBER <u>833.33</u>
APRIL <u>833.33</u>	OCTOBER <u>833.33</u>
MAY <u>833.33</u>	NOVEMBER <u>833.33</u>
JUNE <u>833.33</u>	DECEMBER <u>833.33</u>

ASSUMPTIONS:

Actual Expenses hit \$ 6,040.71 by September 2009 - \$6,108.27 by September 2010 - \$9,191.58 by September 2011.
 \$4,994.74 by September 2012.

We lowered the number by \$5,000.00 to \$10,000.00 in 2009, I am keeping it the samethis year.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Office Supplies	<u>7,800.00</u>	<u>10,000.00</u>
2.) 3 Water Coolers from PHSI /Pure Water Technologies	<u>1,800.00</u>	
3.) Cups for Office Water	<u>400.00</u>	
4.) Office Beverages (Discontinued in 2009)	<u>0.00</u>	
5)	<u>0.00</u>	
6)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

7,196.64 Actual for this Year as of last Month

10 # of Months passed

12 Months in a Year

\$ 8,635.97 Projected amount for the rest of the year

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>1,500.00</u>
<u>General & Administrative</u>	\$/SF: <u>0.00</u>
	<i>GRA (EXCLUDES RETAIL & 2ND FLOOR)</i>
ACCOUNT NAME: <u>Stationary / Printing / Postage</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>51509</u>	

JANUARY <u>125.00</u>	JULY <u>125.00</u>
FEBRUARY <u>125.00</u>	AUGUST <u>125.00</u>
MARCH <u>125.00</u>	SEPTEMBER <u>125.00</u>
APRIL <u>125.00</u>	OCTOBER <u>125.00</u>
MAY <u>125.00</u>	NOVEMBER <u>125.00</u>
JUNE <u>125.00</u>	DECEMBER <u>125.00</u>

ASSUMPTIONS:

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Business Cards	<u>500.00</u>	<u>1,500.00</u>
2) Letter Heads & Envelopes	<u>1,000.00</u>	
3)	<u>0.00</u>	
4.) Blueprint Reproduction - Printing Most of these costs will be charged back to a tenant or the landlord.	<u>0.00</u>	Will be coded to 10512.
5)	<u>0.00</u>	
6)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>41,000.00</u>
<i>General & Administrative</i>	\$/SF: <u>0.04</u>
ACCOUNT NAME: <u>Telephone & Telex</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>51510</u>	<small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>

JANUARY <u>3,416.67</u>	JULY <u>3,416.67</u>
FEBRUARY <u>3,416.67</u>	AUGUST <u>3,416.67</u>
MARCH <u>3,416.67</u>	SEPTEMBER <u>3,416.67</u>
APRIL <u>3,416.67</u>	OCTOBER <u>3,416.67</u>
MAY <u>3,416.67</u>	NOVEMBER <u>3,416.67</u>
JUNE <u>3,416.67</u>	DECEMBER <u>3,416.67</u>

ASSUMPTIONS:

Telco Experts replaced both Verizon & Broadview for telephone & Internet in 2014

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Telco Experts - Local & Long Distance Monthly Service	23,500.00	41,000.00
2.)	0.00	
3.)	0.00	
4.) Telephone Maintenance - BBH Solutions / Mesa	1,550.00	
5.) Verizon Wireless - Cellular Phone for The Director of Security	850.00	
6) Avaya Phone Lease - \$797.72 per Month from 5/04 to 4/09	9,600.00	
7) Steve Lafiosca's Blackberry (Petty cash)	900.00	
8) Miscellaneous Telephone Expenses	1,000.00	
9) Jim Mullen's, Pete Cambria's , The new Security Directors & Andrea Sawyers Blackberry	3,600.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET
General & Administrative
 ACCOUNT NAME: Management Fees & Expenses
 GL NO.: 51511

TOTAL \$: 100,000.00
 \$/SF: 0.09
GRA (EXCLUDES RETAIL & 2ND FLOOR)
 G. R. A. : 1,166,898

JANUARY	8,333.33
FEBRUARY	8,333.33
MARCH	8,333.33
APRIL	8,333.33
MAY	8,333.33
JUNE	8,333.33

JULY	8,333.33
AUGUST	8,333.33
SEPTEMBER	8,333.33
OCTOBER	8,333.33
NOVEMBER	8,333.33
DECEMBER	8,333.33

ASSUMPTIONS:

This amount stays the same every year.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Management Fees	100,000.00	100,000.00
2.)	0.00	
3.)	0.00	
4.)	0.00	
5.)	0.00	
6.)	0.00	
7.)	0.00	
8.)	0.00	
9.)	0.00	
10.)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>121,000.00</u>
<i>General & Administrative</i>	\$/SF: <u>0.10</u>
	<small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
ACCOUNT NAME: <u>Administrative Payroll</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>50100</u>	

JANUARY <u>9,307.69</u>	JULY <u>9,307.69</u>
FEBRUARY <u>6,980.77</u>	AUGUST <u>9,307.69</u>
MARCH <u>11,634.62</u>	SEPTEMBER <u>11,634.62</u>
APRIL <u>9,307.69</u>	OCTOBER <u>11,634.62</u>
MAY <u>9,307.69</u>	NOVEMBER <u>9,307.69</u>
JUNE <u>11,634.62</u>	DECEMBER <u>11,634.62</u>

ASSUMPTIONS:

This section is handled by the Accounting Department. Neither Employee has had a raise since July 12, 2012

ALL NUMBERS ARE ACTUAL BASED ON 2014 PAYROLL.

Payroll Taxes are calculated separately and reflected on separate Budget pages

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Total Payroll	0.00	121,000.00
2.) Property Manager - Does Not Apply	0.00	
3.) Assistant Property Manager - (Last Raise: August 14, 2014)	75,576.00	
4.) Administrative Assistant - (Last Raise : August 14, 2014)	45,880.00	
5.) Security Director - (See under Fire Safety Directors)	0.00	
6.) Health Benefits	0.00	
7) Property Manager - H. P. A. does not Apply.	0.00	
8) Payroll Taxes - Calculated Separately	0.00	
9)	0.00	
10) Budgetary Numbers Rounded Out	-456.00	

**Property Manager
2009 Costs per Agreement**

Health	\$	-	\$	-	FICA	7.6500%
Pension	\$	-	\$	-	FUI	0.8000%
Annuity	\$	-	\$	-	SUI	4.0250%
Sick Fund	\$	-	\$	-	Disability	14880.0000%
Training	\$	-	\$	-	Worker's Comp	5.0000%
					General liability	3.0000%
Sub-total:	\$	-				14900.4750%
Hours			1,040	= half a year		
Total:	\$	-	\$	-		

payroll taxes	Assistant				
	Property Manager	Property Manager	Administrative Assistant	Security Director	
FICA	-	5,781.56	3,509.82	-	\$ 9,291.38
FUI	-	56.00	56.00	-	\$ 112.00
SUI	-	342.13	342.13	-	\$ 684.25
Disability	-	148.80	148.80	-	\$ 297.60
Worker's Comp	-	-	-	-	\$ -
General Liability	-	-	-	-	\$ -
	\$ -	\$ 6,328.49	\$ 4,056.75	\$ -	\$ 10,385.23

The Property Managers Salary Does Not Apply.

The Security Directors Salary is Listed under the Fire Safety Directors Sheet.

- Actual for this Year as of last Month

9 # of Months passed

12 Months in a Year

\$ - Projected amount for the rest of the year

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET
General & Administrative
 ACCOUNT NAME: Messenger & Delivery
 GL NO.: 52032

TOTAL \$: 1,200.00
 \$/SF: 0.00
GRA (EXCLUDES RETAIL & 2ND FLOOR)
 G. R. A. : 1,166,898

JANUARY 100.00
 FEBRUARY 100.00
 MARCH 100.00
 APRIL 100.00
 MAY 100.00
 JUNE 100.00

JULY 100.00
 AUGUST 100.00
 SEPTEMBER 100.00
 OCTOBER 100.00
 NOVEMBER 100.00
 DECEMBER 100.00

ASSUMPTIONS:

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Messenger Service	1,000.00	1,200.00
2.) Fed Ex (Federal Express)	200.00	
3.)	0.00	
4.)	0.00	
5.)	0.00	
6.)	0.00	
7.)	0.00	
8.)	0.00	
9.)	0.00	
10.)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>General & Administrative</u>	TOTAL \$: <u>10,000.00</u> \$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Walkie Talkies</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52006</u>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Engineering</div>

JANUARY	<u>833.33</u>	JULY	<u>833.33</u>
FEBRUARY	<u>833.33</u>	AUGUST	<u>833.33</u>
MARCH	<u>833.33</u>	SEPTEMBER	<u>833.33</u>
APRIL	<u>833.33</u>	OCTOBER	<u>833.33</u>
MAY	<u>833.33</u>	NOVEMBER	<u>833.33</u>
JUNE	<u>833.33</u>	DECEMBER	<u>833.33</u>

ASSUMPTIONS:

There was a January 1, 2013 Deadline by the FCC to switch to analog from digital. We met the Deadline.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Purchase New Radios (4 @ \$650 w/ Charger plus Tax)	<u>5,000.00</u>	<u>10,000.00</u>
2.) Radio - Repairs	<u>2,000.00</u>	
3.) Repeaters - Service Calls	<u>600.00</u>	
4.) Replacement Batteries (\$125.00 x 20 radios)	<u>2,500.00</u>	
5.)	<u>0.00</u>	
6.) Adjustment to round out the budget	<u>-100.00</u>	
7.)	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>General & Administrative</u>	TOTAL \$: <u>18,000.00</u> \$/SF: <u>0.02</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Uniform Expenses</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52009</u>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Engineering</div>

JANUARY	<u>1,500.00</u>	JULY	<u>1,500.00</u>
FEBRUARY	<u>1,500.00</u>	AUGUST	<u>1,500.00</u>
MARCH	<u>1,500.00</u>	SEPTEMBER	<u>1,500.00</u>
APRIL	<u>1,500.00</u>	OCTOBER	<u>1,500.00</u>
MAY	<u>1,500.00</u>	NOVEMBER	<u>1,500.00</u>
JUNE	<u>1,500.00</u>	DECEMBER	<u>1,500.00</u>

ASSUMPTIONS:

All Guards Received uniforms in 2013. They receive uniforms every 2 years.

We also need to purchase winter vests and hats for the security guards posted near the lobby doors and while walking the sidewalks.

The engineers need jackets also.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Unifirst - (Engineer's Uniforms - Rental/Cleaning)	<u>5,000.00</u>	<u>18,000.00</u>
2.) Harris Valet - (Cleaning FSD's & Security Uniforms)	<u>5,000.00</u>	
3.) ACSS - (Uniforms & Shirts purchased for 4 Security Guards)	<u>2,000.00</u>	\$4,600.00 for 9 Guards
4.) Top Hat - (Supplies: FSD's & Dir. Of Security Uniforms)	<u>3,500.00</u>	\$ 3,600.00
5.) Top Hat - (Winter Protection for Security Guards)	<u>1,200.00</u>	
6.) Top Hat - Jackets for Engineers	<u>1,300.00</u>	
7.)	<u>0.00</u>	

Security:

$\$150 \text{ per suit} / 2 \text{ suits for } 9 \text{ guards} = 2,700.00 + 239.62 \text{ (tax)} = \$2,939.62$
 $\$24 \text{ per shirt} \times 45 \text{ (5 shirts for } 9 \text{ guards)} = \$1,080.00 + 95.85 \text{ (tax)} = 1,175.85$
Ties - \$25 per x 2 x 9 Guys = 450.00 + 39.93 (tax) = \$489.93
 Total for Security = \$ 4,605.40

Vest - $\$24.00 \times 5 \text{ guys} = \$120.00 + 10.65 = \$130.65$
Hats - \$16.50 each x 12 x 5 Guys = 990.00 + 87.86 = \$1,077.86
 Total for Security = \$ 1,208.51

Engineers:

$448.50 \text{ per lke Jacket} + \$6.00 \text{ for logo} \times 9 \text{ men} = \$4,090.50 + 363.03 = 4,453.53$
 Bomber Jacket - $\$108.00 \text{ per man} \times 9 \text{ men} = \$972.00 + 86.27 = \$1,058.27$

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET
General & Administrative
 ACCOUNT NAME: Christmas / Holiday Expense
 GL NO.: 52024

TOTAL \$: 10,000.00
 \$/SF: 0.01
GRA (EXCLUDES RETAIL & 2ND FLOOR)
 G. R. A. : 1,166,898

JANUARY 0.00
 FEBRUARY 5,000.00
 MARCH 0.00
 APRIL 0.00
 MAY 0.00
 JUNE 0.00

JULY 0.00
 AUGUST 0.00
 SEPTEMBER 0.00
 OCTOBER 0.00
 NOVEMBER 0.00
 DECEMBER 5,000.00

ASSUMPTIONS:

Plant Fantasies raised their Price again in 2013, so we switched to John Mini for years 2013 to 2016.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Holiday Decoration	10,000.00	10,000.00
2.)	0.00	
3.)	0.00	
4.)	0.00	
5.)	0.00	
6.)	0.00	
7.)	0.00	
8.)	0.00	
9.)	0.00	
10.)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>General & Administrative</u>	TOTAL \$: <u>16,000.00</u> \$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Flowers</u>	
GL NO.: <u>52040</u>	

JANUARY <u>1,454.55</u>	JULY <u>1,454.55</u>
FEBRUARY <u>1,454.55</u>	AUGUST <u>1,454.55</u>
MARCH <u>1,454.55</u>	SEPTEMBER <u>1,454.55</u>
APRIL <u>1,454.55</u>	OCTOBER <u>1,454.55</u>
MAY <u>1,454.55</u>	NOVEMBER <u>1,454.55</u>
JUNE <u>1,454.55</u>	DECEMBER <u>0.00</u>

ASSUMPTIONS:

December is kept blank because we do not use the florist while Christmas decorations are in place.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Plant-a-mine - Lobby Floral Arrangement (For 11 Months)	<u>16,000.00</u>	<u>16,000.00</u>
2.) Additional Plants (If Required)	<u>0.00</u>	
3.)	<u>0.00</u>	
4.)	<u>0.00</u>	
5.)	<u>0.00</u>	
6.)	<u>0.00</u>	
7.)	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>General & Administrative</u>	TOTAL \$: <u>33,000.00</u> \$/SF: <u>0.03</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Computer Services</u>	
GL NO.: <u>52058</u>	

JANUARY <u>2,750.00</u>	JULY <u>2,750.00</u>
FEBRUARY <u>2,750.00</u>	AUGUST <u>2,750.00</u>
MARCH <u>2,750.00</u>	SEPTEMBER <u>2,750.00</u>
APRIL <u>2,750.00</u>	OCTOBER <u>2,750.00</u>
MAY <u>2,750.00</u>	NOVEMBER <u>2,750.00</u>
JUNE <u>2,750.00</u>	DECEMBER <u>2,750.00</u>

ASSUMPTIONS:

In 2010, Andrea & I negotiated Workspeed from \$43,000.00 down to \$29,000.00 per year.

Engineers need 1 new computer for Workspeed (MRI). All Johnson Computers are addressed under HVAC Maintenance.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) MRI Software/Workspeed Tenant Maintenance - Annual Contract	<u>29,000.00</u>	<u>33,000.00</u>
2.) Computer System Maintenance & Repairs	<u>2,000.00</u>	
3.) New Computers or Printers (If Required)	<u>2,000.00</u>	
4.) Sonic Wall Maintenance Contract - Annually	<u>115.00</u>	New Computers
5.)	<u>0.00</u>	1 - Engineers "Worksp
6.)	<u>0.00</u>	
7.)	<u>0.00</u>	
8.) Adjustment to round out the Budget	<u>-115.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>General & Administrative</u>	TOTAL \$: <u>10,000.00</u>
ACCOUNT NAME: <u>Signs</u>	\$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
GL NO.: <u>52525</u>	G. R. A. : <u>1,166,898</u>

JANUARY <u>833.33</u>	JULY <u>833.33</u>
FEBRUARY <u>833.33</u>	AUGUST <u>833.33</u>
MARCH <u>833.33</u>	SEPTEMBER <u>833.33</u>
APRIL <u>833.33</u>	OCTOBER <u>833.33</u>
MAY <u>833.33</u>	NOVEMBER <u>833.33</u>
JUNE <u>833.33</u>	DECEMBER <u>833.33</u>

ASSUMPTIONS:

The Fire Department is always pushing signs, plus we have a lot of construction continuing in the building.

Flag Poles were given to Duane Reade in 2011. We don't buy Flags anymore.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Signs	<u>8,900.00</u>	<u>10,000.00</u>
2.) New Flags for the Building from Gettysburg Flag Works	<u>0.00</u>	
3.) New "T" Distractor Bands for The Lobby Windows	<u>1,100.00</u>	
4.)	<u>0.00</u>	
5.)	<u>0.00</u>	
6.)	<u>0.00</u>	
7.)	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>6,000.00</u>
<u>General & Administrative</u>	\$/SF: <u>0.01</u>
ACCOUNT NAME: <u>Equipment Rental</u>	<small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
GL NO.: <u>52544</u>	G. R. A. : <u>1,166,898</u>

JANUARY <u>500.00</u>	JULY <u>500.00</u>
FEBRUARY <u>500.00</u>	AUGUST <u>500.00</u>
MARCH <u>500.00</u>	SEPTEMBER <u>500.00</u>
APRIL <u>500.00</u>	OCTOBER <u>500.00</u>
MAY <u>500.00</u>	NOVEMBER <u>500.00</u>
JUNE <u>500.00</u>	DECEMBER <u>500.00</u>

ASSUMPTIONS:

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Postage Machine Lease - Mail Finance (\$249.86/Quarter)	1,000.00	6,000.00
2.) Copy Machine Rental - CIT Technology Finance (\$347.03/Mo)	4,200.00	
3.) Postage Machine POSTAGE - (Annual Cost)	500.00	
4.) Miscellaneous Repairs (Do NOT use 52503 / Appliance Repairs)	300.00	
5.)	0.00	
6.)	0.00	
7.)	0.00	
8.)	0.00	
9.)	0.00	
10.)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>20,000.00</u>
<u>General & Administrative</u>	\$/SF: <u>0.02</u>
	<small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
ACCOUNT NAME: <u>Licenses & Permits (& Inspections)</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>53006</u>	

<u>JANUARY</u> <u>1,666.67</u>	<u>JULY</u> <u>1,666.67</u>
<u>FEBRUARY</u> <u>1,666.67</u>	<u>AUGUST</u> <u>1,666.67</u>
<u>MARCH</u> <u>1,666.67</u>	<u>SEPTEMBER</u> <u>1,666.67</u>
<u>APRIL</u> <u>1,666.67</u>	<u>OCTOBER</u> <u>1,666.67</u>
<u>MAY</u> <u>1,666.67</u>	<u>NOVEMBER</u> <u>1,666.67</u>
<u>JUNE</u> <u>1,666.67</u>	<u>DECEMBER</u> <u>1,666.67</u>

ASSUMPTIONS:

Permits include: NYFD Refrigeration & Compressor as well as FSD & EAP certifications

Also all City Inspections including Fire Department (Building Inspections) and Elevators.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Licenses (For Various Employees)</u>	<u>4,000.00</u>	<u>20,000.00</u>
<u>2.) Permits (For Building Equipment)</u>	<u>5,000.00</u>	
<u>3.) 34 Elevators & 2 Escalators at \$30.00 each for Filing of the Annual Testing (5 Year = \$40.00 each). Paid to NYC</u>	<u>1,440.00</u>	Year 5 is 2014
<u>4.) 34 Elevators & 2 Escalators at \$ 125.00 each for City Inspector to come for Annual Testing. Paid to NYC</u>	<u>4,500.00</u>	New in 2012
<u>5.) Fire Department Inspections (Everytime the City sends an Inspector. They Bill us.)</u>	<u>5,500.00</u>	New in 2012
<u>6.)</u>	<u>0.00</u>	
<u>7.)</u>	<u>0.00</u>	
<u>8) Budget Adjustment (To Round Off The Total Amount)</u>	<u>-440.00</u>	
<u>9.)</u>	<u>0.00</u>	

Note: All Construction Permits are Coded under Landlords Work.

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Professional Fees</u>	TOTAL \$: <u>400.00</u> \$/SF: <u>0.00</u> <small style="text-align: right;">GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Investigative Fees</u>	
GL NO.: <u>52060</u>	

<u>JANUARY</u> <u>33.33</u>	<u>JULY</u> <u>33.33</u>
<u>FEBRUARY</u> <u>33.33</u>	<u>AUGUST</u> <u>33.33</u>
<u>MARCH</u> <u>33.33</u>	<u>SEPTEMBER</u> <u>33.33</u>
<u>APRIL</u> <u>33.33</u>	<u>OCTOBER</u> <u>33.33</u>
<u>MAY</u> <u>33.33</u>	<u>NOVEMBER</u> <u>33.33</u>
<u>JUNE</u> <u>33.33</u>	<u>DECEMBER</u> <u>33.33</u>

ASSUMPTIONS:

Background Checks Performed on New Employees

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Investigative Fee	400.00	400.00
2.)	0.00	
3.)	0.00	
4.)	0.00	
5.)	0.00	
6.)	0.00	
7.)	0.00	
8.)	0.00	
9.)	0.00	
10.)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>100,000.00</u>
<i>Professional Fees</i>	\$/SF: <u>0.09</u>
ACCOUNT NAME: <u>Professional Fees</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>57000</u>	<small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>

JANUARY <u>8,333.33</u>	JULY <u>8,333.33</u>
FEBRUARY <u>8,333.33</u>	AUGUST <u>8,333.33</u>
MARCH <u>8,333.33</u>	SEPTEMBER <u>8,333.33</u>
APRIL <u>8,333.33</u>	OCTOBER <u>8,333.33</u>
MAY <u>8,333.33</u>	NOVEMBER <u>8,333.33</u>
JUNE <u>8,333.33</u>	DECEMBER <u>8,333.33</u>

ASSUMPTIONS:

Professional Fees include Engineering, Architectural & various Consultants

I lowered fees this year by \$15,000.00 for 2015, but I have to add \$23,500.00 for an elevator engineering study.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Professional Fees - Other (GR Installments 70 to 82)	60,000.00	100,000.00
2.) Utility Consultant Fee - No Longer Applicable as of Sept. '09. Energy Spectrum (20% of the Electricity Savings)	0.00	In mid 2009, Energy Spectrum was negotiated down to Zero.
3.) Architecture / Engineering / Expeditor Fees	15,000.00	
4.) Generator Feasibility Study - \$15,000.00	0.00	
5.) Elevator Engineering Survey (VDA Consultants)	23,500.00	
6)	0.00	
7)	0.00	
8)	0.00	
9.) Adjustment to round out the budget	1,500.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Utilities</u> ACCOUNT NAME: <u>Electric Sub-metering Expense</u> GL NO.: <u>51519</u>	TOTAL \$: <u>12,000.00</u> \$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
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JANUARY <u>1,000.00</u>	JULY <u>1,000.00</u>
FEBRUARY <u>1,000.00</u>	AUGUST <u>1,000.00</u>
MARCH <u>1,000.00</u>	SEPTEMBER <u>1,000.00</u>
APRIL <u>1,000.00</u>	OCTOBER <u>1,000.00</u>
MAY <u>1,000.00</u>	NOVEMBER <u>1,000.00</u>
JUNE <u>1,000.00</u>	DECEMBER <u>1,000.00</u>

ASSUMPTIONS:

At the time of Budgeting there are 107 connected electric meters at a cost of \$8.00 per meter & 44 Vacant meters at \$2.00 per Month for a total of 151 meters. UP&M is not used at this time.

All New Meters (Materials & Labor) and Meter Maintenance is coded under 16116 Landlord's Work.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Quadlogic Metering Service	12,000.00	12,000.00
2.) Utilities Programs & Metering (Retail: Steam, Water & Sewer)	0.00	
3.)	0.00	
4.)	0.00	
5.)	0.00	
6.)	0.00	
7.)	0.00	
8.)	0.00	
9.)	0.00	
10.)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Utilities</u>	TOTAL \$: <u>815,000.00</u> \$/SF: <u>0.70</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Fuel & Steam</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52004</u>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Engineering</div>

JANUARY	<u>142,866.84</u>	JULY	<u>50,642.99</u>
FEBRUARY	<u>171,461.37</u>	AUGUST	<u>45,490.52</u>
MARCH	<u>129,565.66</u>	SEPTEMBER	<u>41,059.56</u>
APRIL	<u>60,024.94</u>	OCTOBER	<u>29,049.36</u>
MAY	<u>14,056.06</u>	NOVEMBER	<u>14,239.05</u>
JUNE	<u>24,609.46</u>	DECEMBER	<u>91,934.20</u>

ASSUMPTIONS:

Please refer to the Attached Sheet from Energy Spectrum for the details.

December is adjusted slightly from Energy Spectrums estimate to round off the entire Budget number on the main Budget Sheet.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Steam - Con Edison	<u>815,000.00</u>	<u>815,000.00</u>
2.) Adjustment to round out the budget cannot be calculated from here.	<u>0.00</u>	
3.)	<u>0.00</u>	
4.)	<u>0.00</u>	
5.)	<u>0.00</u>	
6.)	<u>0.00</u>	
7.)	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

**40 Wall Development Associates LLC
2015 Steam Budget**

Inflation Factor: 4.0%

Month	Baseline Usage	Baseline Cost	Projected 2013 Cost
January	3,254	137,372	\$142,866.84
February	3,760	164,867	\$171,461.37
March	2,886	124,582	\$129,565.66
April	1,291	57,716	\$60,024.94
May	365	13,515	\$14,056.06
June	1,041	23,663	\$24,609.46
July	2,909	48,695	\$50,642.99
August	2,711	43,741	\$45,490.52
September	2,530	39,480	\$41,059.56
October	1,172	27,932	\$29,049.36
November	198	13,691	\$14,239.05
December	1,760	86,300	\$89,751.95
Total	23,878	781,556	\$812,817.75

\$ 815,000.00

\$ 2,182.25

<i>New Adjusted amount for December</i>	\$91,934.20
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2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Utilities</u> ACCOUNT NAME: <u>Water & Sewer</u> GL NO.: <u>52005</u>	TOTAL \$: <u>190,000.00</u> \$/SF: <u>0.16</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-top: 10px;">Engineering</div>
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JANUARY	<u>15,833.33</u>	JULY	<u>15,833.33</u>
FEBRUARY	<u>15,833.33</u>	AUGUST	<u>15,833.33</u>
MARCH	<u>15,833.33</u>	SEPTEMBER	<u>15,833.33</u>
APRIL	<u>15,833.33</u>	OCTOBER	<u>15,833.33</u>
MAY	<u>15,833.33</u>	NOVEMBER	<u>15,833.33</u>
JUNE	<u>15,833.33</u>	DECEMBER	<u>15,833.33</u>

ASSUMPTIONS:

As of October 2014, we spent \$158,000 on Water & Sewer and Steam Condensate Sewer Expense.

By taking the number as of October - divide it by 10 multiplied by 12, we account for the last 2 months

Duane Reade is metered and billed for their water usage. The Building Occupancy is rising and so is water usage.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Department of Environmental Protection: Water & Sewer	<u>175,000.00</u>	<u>190,000.00</u>
2.) Steam Condensate Sewer Expense	<u>15,000.00</u>	
3.)	<u>0.00</u>	
4.)	<u>0.00</u>	
5.)	<u>0.00</u>	
6.)	<u>0.00</u>	
7.)	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Utilities</u> ACCOUNT NAME: <u>Electricity & Gas</u> GL NO.: <u>52007</u>	TOTAL \$: <u>1,600,000.00</u> \$/SF: <u>1.37</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Engineering</div>
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JANUARY	<u>108,764.86</u>	Actual	Projected	JULY	<u>145,801.83</u>
FEBRUARY	<u>119,404.22</u>	Actual	Projected	AUGUST	<u>152,014.02</u>
MARCH	<u>107,342.20</u>	Actual	Projected	SEPTEMBER	<u>160,521.71</u>
APRIL	<u>109,258.87</u>	Actual	Projected	OCTOBER	<u>174,771.54</u>
MAY	<u>105,655.91</u>	Actual	Projected	NOVEMBER	<u>131,694.41</u>
JUNE	<u>133,056.69</u>	Actual	Projected	DECEMBER	<u>151,713.74</u>

ASSUMPTIONS:

Energy Spectrum provided the attached projection sheet for our Budget.

Energy Spectrum's Consulting Fee was Negotiated to Zero in 2009.

December is adjusted slightly from Energy Spectrums Estimate to round off the entire Budget number.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Electricity - Con Edison & Discount Energy Supplier	<u>1,600,000.00</u>	<u>1,600,000.00</u>
2.) Utility Consultant Fee - Energy Spectrum (Negotiated to Zero in 2009)	<u>0.00</u>	
3.) Adjustment to round out the budget cannot be calculated from here.	<u>0.00</u>	
4.)	<u>0.00</u>	
5.)	<u>0.00</u>	
6.)	<u>0.00</u>	
7.)	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

Projected 2015 Electric Costs for 40 Wall Street

T&D Increase Factor	5%
Projected Supply Rate	\$ 0.0915

Month	Usage	Demand	Baseline Con Ed Transportation Cost	LMEP %	Baseline LMEP	Net Con Ed Transportation Cost	Projected Transportation Cost	Projected Supply Cost	Total Projected Electric Cost	Projected LMEP
January	965,280	2,630	\$72,683	76%	\$55,239	\$17,444	\$18,316	\$90,449	\$108,765	\$58,001
February	1,088,480	2,340	\$69,093	76%	\$52,511	\$16,582	\$17,411	\$101,993	\$119,404	\$55,136
March	1,036,960	2,406	\$40,385	76%	\$30,692	\$9,692	\$10,177	\$97,165	\$107,342	\$32,227
April	986,880	2,575	\$66,612	76%	\$50,625	\$15,987	\$16,786	\$92,473	\$109,259	\$53,156
May	949,440	2,695	\$66,236	76%	\$50,339	\$15,897	\$16,691	\$88,964	\$105,656	\$52,856
June	1,151,680	2,984	\$99,770	76%	\$75,825	\$23,945	\$25,142	\$107,915	\$133,057	\$79,616
July	1,162,240	2,891	\$146,419	76%	\$111,278	\$35,141	\$36,898	\$108,904	\$145,802	\$116,842
August	1,215,280	3,023	\$151,348	76%	\$115,025	\$36,324	\$38,140	\$113,874	\$152,014	\$120,776
September	1,249,920	2,975	\$172,229	76%	\$130,894	\$41,335	\$43,402	\$117,120	\$160,522	\$137,439
October	1,125,280	2,959	\$153,556	57%	\$87,527	\$66,029	\$69,331	\$105,441	\$174,772	\$91,903
November	1,061,760	2,772	\$71,330	57%	\$40,658	\$30,672	\$32,205	\$99,489	\$131,694	\$42,691
December	1,112,000	2,669	\$77,668	57%	\$44,271	\$33,397	\$35,067	\$104,197	\$139,264	\$46,484
Total	13,105,200	32,918	\$1,187,328		\$844,884	\$342,444	\$359,566	\$1,227,984	\$1,587,550	\$887,128

\$ 1,600,000.00

\$ 12,449.83

New Adjusted amount for December \$151,713.74

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> Payroll Taxes _____ ACCOUNT NAME: <u>FICA</u> GL NO.: <u>53004</u>	TOTAL \$: <u>250,000.00</u> \$/SF: <u>0.21</u> <small style="text-align: center;">GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
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<u>JANUARY</u> <u>19,230.77</u>	<u>JULY</u> <u>19,230.77</u>
<u>FEBRUARY</u> <u>14,423.08</u>	<u>AUGUST</u> <u>19,230.77</u>
<u>MARCH</u> <u>24,038.46</u>	<u>SEPTEMBER</u> <u>24,038.46</u>
<u>APRIL</u> <u>19,230.77</u>	<u>OCTOBER</u> <u>24,038.46</u>
<u>MAY</u> <u>19,230.77</u>	<u>NOVEMBER</u> <u>19,230.77</u>
<u>JUNE</u> <u>24,038.46</u>	<u>DECEMBER</u> <u>24,038.46</u>

ASSUMPTIONS: **7.650%** FICA percentage for this year.

FICA Equals: 7.650% = 6.2% of the first \$106,800.00 of each individual payroll plus 1.45% of all payroll.

All Departments are employees of 40 Wall Street, LLC Except the Cleaning Staff which is employed by **40 Wall Street Commercial, LLC**.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) FICA Taxes: Administrative Staff - 40 Wall Street, LLC</u>	<u>9,291.38</u>	<u>250,000.00</u>
<u>2.) FICA Taxes: Engineering Staff - 40 Wall Street, LLC</u>	<u>68,422.73</u>	
<u>3.) FICA Taxes: Fire Safety Director Staff - 40 Wall Street, LLC</u>	<u>18,309.35</u>	
<u>4) FICA Taxes: Security Director - 40 Wall Street, LLC</u>	<u>4,590.00</u>	
<u>5) FICA Taxes: Cleaning Staff - 40 Wall Street Commercial, LLC</u>	<u>148,970.52</u>	
<u>6) Budget Adjustment (To Round Off The Total Amount)</u>	<u>416.02</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Payroll Taxes</u> ACCOUNT NAME: <u>FUI / FUTA</u> GL NO.: <u>53011</u>	TOTAL \$: <u>2,700.00</u> \$/SF: <u>0.00</u> <small style="text-align: center;">GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
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<u>JANUARY</u> <u>207.69</u>	<u>JULY</u> <u>207.69</u>
<u>FEBRUARY</u> <u>155.77</u>	<u>AUGUST</u> <u>207.69</u>
<u>MARCH</u> <u>259.62</u>	<u>SEPTEMBER</u> <u>259.62</u>
<u>APRIL</u> <u>207.69</u>	<u>OCTOBER</u> <u>259.62</u>
<u>MAY</u> <u>207.69</u>	<u>NOVEMBER</u> <u>207.69</u>
<u>JUNE</u> <u>259.62</u>	<u>DECEMBER</u> <u>259.62</u>

ASSUMPTIONS: \$ 7,000.00 **0.800%** FUI / FUTA percentage for this year. \$ 56.00

FUI/FUTA equals: 00.8% of the first \$7,000.00 of each employees payroll or \$56.00 per employee, per year.

All Departments are employees of 40 Wall Street, LLC Except the Cleaning Staff which is employed by **40 Wall Street Commercial, LLC**.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) FUI/FUTA Taxes: Administrative Staff - 40 Wall Street, LLC</u>	<u>112.00</u>	<u>2,700.00</u>
<u>2.) FUI/FUTA Taxes: Engineering Staff - 40 Wall Street, LLC</u>	<u>448.00</u>	
<u>3.) FUI/FUTA Taxes: Fire Safety Director Staff - 40 Wall Street, LLC</u>	<u>168.00</u>	
<u>4) FUI/FUTA Taxes: Security Director - 40 Wall Street, LLC</u>	<u>56.00</u>	
<u>5) FUI/FUTA Taxes: Cleaning Staff - 40 Wall Street Commercial, LLC</u>	<u>1,960.00</u>	
<u>6) Budget Adjustment (To Round Off The Total Amount)</u>	<u>-44.00</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Payroll Taxes</u> ACCOUNT NAME: <u>SUI</u> GL NO.: <u>53005</u>	TOTAL \$: <u>17,000.00</u> \$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
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<u>JANUARY</u> <u>1,307.69</u>	<u>JULY</u> <u>1,307.69</u>
<u>FEBRUARY</u> <u>980.77</u>	<u>AUGUST</u> <u>1,307.69</u>
<u>MARCH</u> <u>1,634.61</u>	<u>SEPTEMBER</u> <u>1,634.61</u>
<u>APRIL</u> <u>1,307.69</u>	<u>OCTOBER</u> <u>1,634.61</u>
<u>MAY</u> <u>1,307.69</u>	<u>NOVEMBER</u> <u>1,307.69</u>
<u>JUNE</u> <u>1,634.61</u>	<u>DECEMBER</u> <u>1,634.61</u>

ASSUMPTIONS: \$ 8,500.00 **4.025%** SUI percentage for this year. \$ 342.13

SUI equals: 4.025% of the first \$8,500.00 or \$342.12 per employee per year.

All Departments are employees of 40 Wall Street, LLC Except the Cleaning Staff which is employed by **40 Wall Street Commercial, LLC**.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) SUI Taxes: Administrative Staff - 40 Wall Street, LLC</u>	<u>684.25</u>	<u>17,000.00</u>
<u>2.) SUI Taxes: Engineering Staff - 40 Wall Street, LLC</u>	<u>2,737.00</u>	
<u>3.) SUI Taxes: Fire Safety Director Staff - 40 Wall Street, LLC</u>	<u>1,026.38</u>	
<u>4) SUI Taxes: Security Director - 40 Wall Street, LLC</u>	<u>342.13</u>	
<u>5) SUI Taxes: Cleaning Staff - 40 Wall Street Commercial, LLC</u>	<u>11,974.38</u>	
<u>6) Budget Adjustment (To Round Off The Total Amount)</u>	<u>235.87</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> Payroll Taxes ACCOUNT NAME: <u>Disability</u> GL NO.: <u>53013</u>	TOTAL \$: <u>7,300.00</u> \$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
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<u>JANUARY</u> <u>561.54</u>	<u>JULY</u> <u>561.54</u>
<u>FEBRUARY</u> <u>421.15</u>	<u>AUGUST</u> <u>561.54</u>
<u>MARCH</u> <u>701.92</u>	<u>SEPTEMBER</u> <u>701.92</u>
<u>APRIL</u> <u>561.54</u>	<u>OCTOBER</u> <u>701.92</u>
<u>MAY</u> <u>561.54</u>	<u>NOVEMBER</u> <u>561.54</u>
<u>JUNE</u> <u>701.92</u>	<u>DECEMBER</u> <u>701.92</u>

ASSUMPTIONS: **\$ 148.80** Disability Amount for this year.

Disability equals: \$148.80 per employee / per Year.
 \$15.00 per month per Employee (\$180.00 per Year) minus \$0.60 per Week (\$31.20 per Year) taken from each employees gross pay.
 All Departments are employees of 40 Wall Street, LLC Except the Cleaning Staff which is employed by **40 Wall Street Commercial, LLC**.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Disability Taxes: Administrative Staff - 40 Wall Street, LLC</u>	<u>297.60</u>	<u>7,300.00</u>
<u>2.) Disability Taxes: Engineering Staff - 40 Wall Street, LLC</u>	<u>1,190.40</u>	
<u>3.) Disability Taxes: Fire Safety Director Staff - 40 Wall Street, LLC</u>	<u>446.40</u>	
<u>4) Disability Taxes: Security Director - 40 Wall Street, LLC</u>	<u>148.80</u>	
<u>5) Disability Taxes: Cleaning Staff - 40 Wall Street Commercial, LLC</u>	<u>5,208.00</u>	
<u>6) Budget Adjustment (To Round Off The Total Amount)</u>	<u>8.80</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> Payroll Taxes _____ ACCOUNT NAME: <u>Workman's Compensation</u> GL NO.: <u>?????</u>	TOTAL \$: <u>0.00</u> \$/SF: <u>0.00</u> <small style="text-align: center;">GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
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<u>JANUARY</u> <u>0.00</u>	<u>JULY</u> <u>0.00</u>
<u>FEBRUARY</u> <u>0.00</u>	<u>AUGUST</u> <u>0.00</u>
<u>MARCH</u> <u>0.00</u>	<u>SEPTEMBER</u> <u>0.00</u>
<u>APRIL</u> <u>0.00</u>	<u>OCTOBER</u> <u>0.00</u>
<u>MAY</u> <u>0.00</u>	<u>NOVEMBER</u> <u>0.00</u>
<u>JUNE</u> <u>0.00</u>	<u>DECEMBER</u> <u>0.00</u>

ASSUMPTIONS: **5.000%** Workman's Compensation percentage for this year.

These Amounts are usually supplied by Stephanie Lennig

All Departments are employees of 40 Wall Street, LLC Except the Cleaning Staff which is employed by **40 Wall Street Commercial, LLC.**

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Workman's Compensation Taxes: Administrative Staff</u>	<u>0.00</u>	<u>0.00</u>
<u>2.) Workman's Compensation Taxes: Engineering Staff</u>	<u>0.00</u>	
<u>3.) Workman's Compensation Taxes: Fire Safety Director Staff</u>	<u>0.00</u>	
<u>4) Workman's Compensation Taxes: Security Director</u>	<u>0.00</u>	
<u>5) Workman's Compensation Taxes: Cleaning Staff</u>	<u>0.00</u>	
<u>6) Budget Adjustment (To Round Off The Total Amount)</u>	<u>0.00</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> _____ Payroll Taxes _____ ACCOUNT NAME: <u>General Liability</u> _____ GL NO.: <u>?????</u> _____	TOTAL \$: <u>0.00</u> _____ \$/SF: <u>0.00</u> _____ <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u> _____
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JANUARY 0.00	JULY 0.00
FEBRUARY 0.00	AUGUST 0.00
MARCH 0.00	SEPTEMBER 0.00
APRIL 0.00	OCTOBER 0.00
MAY 0.00	NOVEMBER 0.00
JUNE 0.00	DECEMBER 0.00

ASSUMPTIONS: **3.000%** General Liability percentage for this year.

These Amounts are usually supplied by Stephanie Lennig

All Departments are employees of 40 Wall Street, LLC Except the Cleaning Staff which is employed by **40 Wall Street Commercial, LLC.**

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) General Liability Taxes: Administrative Staff	0.00	0.00
2.) General Liability Taxes: Engineering Staff	0.00	
3.) General Liability Taxes: Fire Safety Director Staff	0.00	
4) General Liability Taxes: Security Director	0.00	
5) Workman's Compensation Taxes: Cleaning Staff	0.00	
6) Budget Adjustment (To Round Off The Total Amount)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u>	TOTAL \$: <u>28,000.00</u> \$/SF: <u>0.02</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Painting Supplies</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52502</u>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Engineering</div>

JANUARY	<u>2,333.33</u>	JULY	<u>2,333.33</u>
FEBRUARY	<u>2,333.33</u>	AUGUST	<u>2,333.33</u>
MARCH	<u>2,333.33</u>	SEPTEMBER	<u>2,333.33</u>
APRIL	<u>2,333.33</u>	OCTOBER	<u>2,333.33</u>
MAY	<u>2,333.33</u>	NOVEMBER	<u>2,333.33</u>
JUNE	<u>2,333.33</u>	DECEMBER	<u>2,333.33</u>

ASSUMPTIONS:

Various painting supplies are used by the engineers to paint all mechanical / engine rooms throughout the building.

Projects 2 and 4 can wait for another year. We need to complete project # 3 in 2014 after holding off for a few years.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Painting Supplies (Various)	<u>8,000.00</u>	<u>28,000.00</u>
2.) Fire Tank Room: Floors 36, 48, 49 & 66 - Waterproofing	<u>0.00</u>	25,000.00
3.) 66th Floor Fire Tank - Repaint / Seal Interior	<u>20,000.00</u>	
4.) Reseal the Loading Dock Floor (\$15,000.00)	<u>0.00</u>	
5.)	<u>0.00</u>	
6.)	<u>0.00</u>	
7.)	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>8,000.00</u>
<u>Repairs & Maintenance</u>	\$/SF: <u>0.01</u>
ACCOUNT NAME: <u>Hardware & Tools</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52504</u>	Engineering

<u>JANUARY</u> <u>666.67</u>	<u>JULY</u> <u>666.67</u>
<u>FEBRUARY</u> <u>666.67</u>	<u>AUGUST</u> <u>666.67</u>
<u>MARCH</u> <u>666.67</u>	<u>SEPTEMBER</u> <u>666.67</u>
<u>APRIL</u> <u>666.67</u>	<u>OCTOBER</u> <u>666.67</u>
<u>MAY</u> <u>666.67</u>	<u>NOVEMBER</u> <u>666.67</u>
<u>JUNE</u> <u>666.67</u>	<u>DECEMBER</u> <u>666.67</u>

ASSUMPTIONS:

Anything purchased under this account include (but are not limited to) the following: Tools, batteries, ceiling tiles, bathroom stall parts, ladders, fasteners, adhesives, lubricants, oil, acces doors, tool repairs, drill bits, rags, plywood, sheetrock, studs, hoses, nuts & bolts, testers, shelving, cabinets, flashlights, safety equipment, scaffold, drill press, Plasma cutter, Sawzall, cordless drill, etc.....

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Supplies (Various)</u>	<u>8,000.00</u>	<u>8,000.00</u>
<u>2.)</u>	<u>0.00</u>	Reduced for 2011 from \$30,000.00 to \$20,000.00 Reduced from \$15,000 down to \$10,000 for 2013 Reduced from \$10,000 down to \$8,000 for 2014
<u>3.)</u>	<u>0.00</u>	
<u>4.)</u>	<u>0.00</u>	
<u>5.)</u>	<u>0.00</u>	
<u>6.)</u>	<u>0.00</u>	
<u>7.)</u>	<u>0.00</u>	
<u>8.)</u>	<u>0.00</u>	
<u>9.)</u>	<u>0.00</u>	
<u>10.)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u>	TOTAL \$: <u>15,000.00</u> \$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Repairs: Materials & Supplies</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52505</u>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Engineering</div>

JANUARY <u>1,250.00</u>	JULY <u>1,250.00</u>
FEBRUARY <u>1,250.00</u>	AUGUST <u>1,250.00</u>
MARCH <u>1,250.00</u>	SEPTEMBER <u>1,250.00</u>
APRIL <u>1,250.00</u>	OCTOBER <u>1,250.00</u>
MAY <u>1,250.00</u>	NOVEMBER <u>1,250.00</u>
JUNE <u>1,250.00</u>	DECEMBER <u>1,250.00</u>

ASSUMPTIONS:

This General Ledger Code is used as a general area for specific repairs and supplies which do not fall under specific existing General Ledger Codes.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Repairs: Maintenance & Supplies (Various)	<u>15,000.00</u>	<u>15,000.00</u>
2.)	<u>0.00</u>	
3.)	<u>0.00</u>	
4.)	<u>0.00</u>	
5.)	<u>0.00</u>	
6.)	<u>0.00</u>	
7.)	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>125,000.00</u>
<u>Repairs & Maintenance</u>	\$/SF: <u>0.11</u>
	<i>GRA (EXCLUDES RETAIL & 2ND FLOOR)</i>
ACCOUNT NAME: <u>Plumbing R&M & Supplies</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52506</u>	Engineering

JANUARY <u>10,416.67</u>	JULY <u>10,416.67</u>
FEBRUARY <u>10,416.67</u>	AUGUST <u>10,416.67</u>
MARCH <u>10,416.67</u>	SEPTEMBER <u>10,416.67</u>
APRIL <u>10,416.67</u>	OCTOBER <u>10,416.67</u>
MAY <u>10,416.67</u>	NOVEMBER <u>10,416.67</u>
JUNE <u>10,416.67</u>	DECEMBER <u>10,416.67</u>

ASSUMPTIONS:

Most of the expenses below are normal and considered regular or annual maintenance.

Due to the age of the building, rotted / leaking plumbing and leader lines are common.

Due to the addition of Milk Street Café & Duane Reade, pump & ejector pit maintenance must be increased

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Supplies (Various)</u>	<u>20,000.00</u>	<u>125,000.00</u>
<u>2.) Water Tank Cleaning (Annual)</u>	<u>8,000.00</u>	
<u>3.) Pump (Annual) & Ejector Pit (Bi-Annual) Cleaning</u>	<u>6,000.00</u>	
<u>4.) Emergency Leader Line Repairs</u>	<u>82,000.00</u>	
<u>5) Emergency Drain Cleaning</u>	<u>4,000.00</u>	
<u>6) Water Tank Controls - 66th Floor- Maintenance</u>	<u>5,000.00</u>	
<u>7)</u>	<u>0.00</u>	
<u>8) Backflow Preventers - Required by Code (\$ 225,000.00)</u>	<u>0.00</u>	Possible Capital Improvement?
<u>9.) Sump / Ejector Pump Repairs / Replacement</u>	<u>0.00</u>	\$ 10,000.00
<u>10) 25th Floor Secondary Chilled Water Pump Valves</u>	<u>0.00</u>	\$ 24,000.00
<u>11)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 75,000.00

Repairs & Maintenance

\$/SF: 0.06

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Electrical R&M

G. R. A. : 1,166,898

GL NO.: 52507

Engineering

JANUARY 6,250.00

JULY 6,250.00

FEBRUARY 6,250.00

AUGUST 6,250.00

MARCH 6,250.00

SEPTEMBER 6,250.00

APRIL 6,250.00

OCTOBER 6,250.00

MAY 6,250.00

NOVEMBER 6,250.00

JUNE 6,250.00

DECEMBER 6,250.00

ASSUMPTIONS:

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Supplies (Various)</u>	<u>5,000.00</u>	<u>75,000.00</u>
<u>2) Thermographic Survey (Annual)</u>	<u>3,000.00</u>	
<u>3) Switchboard Maintenance (If required by Thermographic Survey)</u>	<u>15,000.00</u>	
<u>4) Yearly maintenance for Lobby lights battery back up maintenance by Myers Power.</u>	<u>2,000.00</u>	
<u>5) Switches, Outlets & Fixtures Repair & Maintenance</u>	<u>5,000.00</u>	
<u>6) Motor Upgrades & Replacements</u>	<u>10,000.00</u>	
<u>7) VFD Drives (Maintenance, Failures & Parts)</u>	<u>25,000.00</u>	
<u>8) Replace 21 Exterior Bulbs on 7th Floor ledges (Wall & Pine) As Needed</u>	<u>10,000.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>45,000.00</u>
<u>Repairs & Maintenance</u>	\$/SF: <u>0.04</u>
ACCOUNT NAME: <u>Rubbish Removal</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52508</u>	

JANUARY <u>3,750.00</u>	JULY <u>3,750.00</u>
FEBRUARY <u>3,750.00</u>	AUGUST <u>3,750.00</u>
MARCH <u>3,750.00</u>	SEPTEMBER <u>3,750.00</u>
APRIL <u>3,750.00</u>	OCTOBER <u>3,750.00</u>
MAY <u>3,750.00</u>	NOVEMBER <u>3,750.00</u>
JUNE <u>3,750.00</u>	DECEMBER <u>3,750.00</u>

ASSUMPTIONS:

Rubbish was lowered in past years to account for the building vacancy. The building is filling up again.

Tenants are billed back for Mini Containers which are coded 10512 when paid. SAV Café also billed back coded 10512.

Building Clean up is used only as required and in most cases involves billing the tenants for removal of their garbage.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Building Rubbish Removal - Royal Carting</u>	<u>43,000.00</u>	<u>45,000.00</u>
<u>2.) Tenant Rubbish Removal - Mini Containers billed to Tenants</u>	<u>26,000.00</u>	
<u>3.) Building Clean Up - 30 Yard Containers</u>	<u>1,500.00</u>	
<u>4.) Light Bulb Disposal in Fibre Drums (Required by the E.P.A.)</u>	<u>500.00</u>	
<u>5.)</u>	<u>0.00</u>	
<u>6.) Billed to and Collected from The Tenants - Coded 10512</u>	<u>(26,000.00)</u>	
<u>7.)</u>	<u>0.00</u>	
<u>8.)</u>	<u>0.00</u>	
<u>9.)</u>	<u>0.00</u>	
<u>10.)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 100,000.00

Repairs & Maintenance

\$/SF: 0.09

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Roof Repairs

G. R. A. : 1,166,898

GL NO.: 52510

Engineering

JANUARY 8,333.33

JULY 8,333.33

FEBRUARY 8,333.33

AUGUST 8,333.33

MARCH 8,333.33

SEPTEMBER 8,333.33

APRIL 8,333.33

OCTOBER 8,333.33

MAY 8,333.33

NOVEMBER 8,333.33

JUNE 8,333.33

DECEMBER 8,333.33

ASSUMPTIONS: _____

Much of the roofing / water penetration work we need to complete is listed under "Capital Budget Items"

We repaired a lot of roofs in 2012.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Emergency Roof Repairs	50,000.00	100,000.00
2) Exterior Water Leaks - Miscellaneous	50,000.00	
3.) HIP Roof Repair and Waterproofing	0.00	
4.)	0.00	
5.)	0.00	
6.)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u>	TOTAL \$: <u>60,000.00</u> \$/SF: <u>0.05</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Marble Maintenance Contract</u>	
GL NO.: <u>52514</u>	

JANUARY <u>5,000.00</u>	JULY <u>5,000.00</u>
FEBRUARY <u>5,000.00</u>	AUGUST <u>5,000.00</u>
MARCH <u>5,000.00</u>	SEPTEMBER <u>5,000.00</u>
APRIL <u>5,000.00</u>	OCTOBER <u>5,000.00</u>
MAY <u>5,000.00</u>	NOVEMBER <u>5,000.00</u>
JUNE <u>5,000.00</u>	DECEMBER <u>5,000.00</u>

ASSUMPTIONS:

Marble Maintenance Contract includes weekly machine polishing of the entire lobby, quarterly sanding
& honing of lobby traffic areas as required, & annual sanding and honing of entire lobby.
0.0% Increase for 2014 per Paul Spagnoletti E-mail

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Marble Maintenance Contract (Billed Monthly)</u>	<u>60,000.00</u>	<u>60,000.00</u>
<u>2.) Allowance for Duane Reade portion of the Lobby</u>	<u>0.00</u>	
<u>3.)</u>	<u>0.00</u>	
<u>4.)</u>	<u>0.00</u>	
<u>5.)</u>	<u>0.00</u>	
<u>6.)</u>	<u>0.00</u>	
<u>7.)</u>	<u>0.00</u>	
<u>8.)</u>	<u>0.00</u>	
<u>9.)</u>	<u>0.00</u>	
<u>10.)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u>	TOTAL \$: <u>17,000.00</u> \$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Marble Maintenance - Repairs</u>	
GL NO.: <u>5251A</u>	

JANUARY <u>1,416.67</u>	JULY <u>1,416.67</u>
FEBRUARY <u>1,416.67</u>	AUGUST <u>1,416.67</u>
MARCH <u>1,416.67</u>	SEPTEMBER <u>1,416.67</u>
APRIL <u>1,416.67</u>	OCTOBER <u>1,416.67</u>
MAY <u>1,416.67</u>	NOVEMBER <u>1,416.67</u>
JUNE <u>1,416.67</u>	DECEMBER <u>1,416.67</u>

ASSUMPTIONS:

The lobby walls and security desk requires constant maintenance of the marble grout to keep it looking new.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Miscellaneous Marble Repairs</u>	<u>2,500.00</u>	<u>17,000.00</u>
<u>2.) Refinish 38th Floor Lobby (Annually)</u>	<u>5,000.00</u>	
<u>3.) Refinish the lobby Security Desk (Required regularly)</u>	<u>5,000.00</u>	
<u>4.) Replace Pine Street Marble Door with Metal Cladding (\$4,500)</u>	<u>0.00</u>	
<u>5.) Replace / Repair Lobby Security Room Door behind Lobby Desk</u>	<u>4,500.00</u>	
<u>6.) Marble Work in Duane Reade Lobby</u>	<u>0.00</u>	
<u>7.)</u>	<u>0.00</u>	
<u>8.)</u>	<u>0.00</u>	
<u>9.)</u>	<u>0.00</u>	
<u>10.)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u>	TOTAL \$: <u>55,000.00</u> \$/SF: <u>0.05</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Metal Maintenance Contract</u>	
GL NO.: <u>52515</u>	

JANUARY <u>4,583.33</u>	JULY <u>4,583.33</u>
FEBRUARY <u>4,583.33</u>	AUGUST <u>4,583.33</u>
MARCH <u>4,583.33</u>	SEPTEMBER <u>4,583.33</u>
APRIL <u>4,583.33</u>	OCTOBER <u>4,583.33</u>
MAY <u>4,583.33</u>	NOVEMBER <u>4,583.33</u>
JUNE <u>4,583.33</u>	DECEMBER <u>4,583.33</u>

ASSUMPTIONS:

Metal Maintenance is performed on a Monthly, Bi-monthly, Bi-Annual & Annual basis and billed Monthly.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Metal Maintenance - Contract</u>	<u>55,000.00</u>	<u>55,000.00</u>
<u>2.) Allowance for Duane Reade portion of the Lobby</u>	<u>0.00</u>	
<u>3.)</u>	<u>0.00</u>	
<u>4.)</u>	<u>0.00</u>	
<u>5.)</u>	<u>0.00</u>	
<u>6.)</u>	<u>0.00</u>	
<u>7.)</u>	<u>0.00</u>	
<u>8.)</u>	<u>0.00</u>	
<u>9.)</u>	<u>0.00</u>	
<u>10.)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u>	TOTAL \$: <u>27,000.00</u> \$/SF: <u>0.02</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Metal Maintenance - Repairs</u>	
GL NO.: <u>5251B</u>	

JANUARY <u>2,250.00</u>	JULY <u>2,250.00</u>
FEBRUARY <u>2,250.00</u>	AUGUST <u>2,250.00</u>
MARCH <u>2,250.00</u>	SEPTEMBER <u>2,250.00</u>
APRIL <u>2,250.00</u>	OCTOBER <u>2,250.00</u>
MAY <u>2,250.00</u>	NOVEMBER <u>2,250.00</u>
JUNE <u>2,250.00</u>	DECEMBER <u>2,250.00</u>

ASSUMPTIONS:

Additional work is completed on an "as needed" basis and billed accordingly.

The majority of this work involves refinishing the elevator cabs which is required regularly.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Additional Metal Maintenance - On a Workticket as Required.</u>	<u>23,700.00</u>	<u>27,000.00</u>
<u>2.)</u>	<u>0.00</u>	
<u>3.) Refinish the Retail Restaurant Storefront (Tenant Charge Back)</u>	<u>1,400.00</u>	
<u>4.) Refinish the Old Kenjo Storefront (Tenant Charge Back)</u>	<u>1,900.00</u>	
<u>5.) Refinish Duane Reade Lobby Doors, Escalators & Elevator</u>	<u>0.00</u>	
<u>6.)</u>	<u>0.00</u>	
<u>7.)</u>	<u>0.00</u>	
<u>8.)</u>	<u>0.00</u>	
<u>9.)</u>	<u>0.00</u>	
<u>10.)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u>	TOTAL \$: <u>25,000.00</u> \$/SF: <u>0.02</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Locks & Doors</u>	
GL NO.: <u>52518</u>	Engineering

JANUARY	<u>2,083.33</u>	JULY	<u>2,083.33</u>
FEBRUARY	<u>2,083.33</u>	AUGUST	<u>2,083.33</u>
MARCH	<u>2,083.33</u>	SEPTEMBER	<u>2,083.33</u>
APRIL	<u>2,083.33</u>	OCTOBER	<u>2,083.33</u>
MAY	<u>2,083.33</u>	NOVEMBER	<u>2,083.33</u>
JUNE	<u>2,083.33</u>	DECEMBER	<u>2,083.33</u>

ASSUMPTIONS:

This category includes the cost to replace doors, hardware & locks as required including changing door knobs to lever hardware, lock conversion plates & door closers on all fire stair case doors, as well as the Cooling Tower door, closer & lockset.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Doors / Hardware / Locks</u>	<u>3,000.00</u>	<u>25,000.00</u>
<u>2) Revolving Door Maintenance - Annual Contract with Miric.</u>	<u>7,000.00</u>	
<u>3) Revolving Door Maintenance - Non-Contract Items.</u>	<u>15,000.00</u>	
<u>4)</u>	<u>0.00</u>	
<u>5)</u>	<u>0.00</u>	
<u>6) Installing New Master Key System for Base Building Rooms</u>	<u>0.00</u>	
<u>7) Modification of Revolving Doors to accept Surface Mounted Screws</u>	<u>0.00</u> \$ 7,000.00	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u> ACCOUNT NAME: <u>Elevator Contract</u> GL NO.: <u>52522</u>	TOTAL \$: <u>395,000.00</u> \$/SF: <u>0.34</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
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<u>JANUARY</u> <u>32,916.67</u>	<u>JULY</u> <u>32,916.67</u>
<u>FEBRUARY</u> <u>32,916.67</u>	<u>AUGUST</u> <u>32,916.67</u>
<u>MARCH</u> <u>32,916.67</u>	<u>SEPTEMBER</u> <u>32,916.67</u>
<u>APRIL</u> <u>32,916.67</u>	<u>OCTOBER</u> <u>32,916.67</u>
<u>MAY</u> <u>32,916.67</u>	<u>NOVEMBER</u> <u>32,916.67</u>
<u>JUNE</u> <u>32,916.67</u>	<u>DECEMBER</u> <u>32,916.67</u>

ASSUMPTIONS:

Although not reflected here, the increase becomes effective on April 1 of every year.

Matthew C. negotiated a tremendous savings in the annual contract in 2013 lowering the budgeted number from \$530,000.00.

6.25% of the contract is billed back to Duane Reade

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Elevator Maintenance: Contract - Budgeted on a 4% Increase	421,364.02	<u>395,000.00</u>
2.) Bill Back to Duane Reade	-26,335.19	
3.)	0.00	
9.) Budget Adjustment to Round off the Tota	-28.83	
5.)	0.00	
6.)	0.00	
7.)	0.00	
8.)	0.00	
9.)	0.00	
10.)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u>	TOTAL \$: <u>57,000.00</u>
ACCOUNT NAME: <u>Elevator Repairs & Maintenance</u>	\$/SF: <u>0.05</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
GL NO.: <u>52530</u>	G. R. A. : <u>1,166,898</u> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Engineering</div>

JANUARY <u>2,225.00</u>	JULY <u>2,225.00</u>
FEBRUARY <u>2,225.00</u>	AUGUST <u>2,225.00</u>
MARCH <u>2,225.00</u>	SEPTEMBER <u>2,225.00</u>
APRIL <u>2,225.00</u>	OCTOBER <u>2,225.00</u>
MAY <u>2,225.00</u>	NOVEMBER * <u>32,525.00</u>
JUNE <u>2,225.00</u>	DECEMBER <u>2,225.00</u>

ASSUMPTIONS:

NYC changed the rules for inspections in 2009. They now require additional testing and it must be monitored by a third party (Costs listed below). We have 26 Passenger & 8 Freight Elevators
 As of Jan 1, 2012: Duane Reade is responsible for car #27.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Additional Labor: Repairs Outside of Contract & Holiday Coverage.	10,000.00	57,000.00
2.) Hatch Openings: Billed back to Tenants. Look Under Code 10512	0.00	
3.) New Annual Testing requirements (2013 is Year 4 - IS Covered in Original Contract)	15,000.00	1 Year Testing. OT if Required. \$50,000.00
4.) Third Party Monitoring of Testing as Now Required by Law.	15,300.00	1 Year Testing = \$450.00 each
5.) Third Party Additional Costs (Overtime, Retesting, Etc.)	5,000.00	
6.)	0.00	Yr 1: 1 Year Test - 2015
7.) Elevator Machine Room - HVAC Maintenance	12,000.00	Yr: 2 1 Year Test - 2016
8.) Replace Elevator Pit Lights per Violation	0.00	Yr 3: 1 Year Test - 2017
9.)	0.00	Yr 4: 1 Year Test - 2018
10.) Budget Adjustment to Round off the Total	-300.00	5 Year Test - 2019
		Yr 1: 1 Year Test - 2020
		Yr: 2 1 Year Test - 2021
		<small>Bold Years Not covered by Schindler Contract</small>

Originally testing occurred in Years 2, 4 & 5 which was covered under the contract.
 Now testing occurs in all years. Therefore **Years 1 & 3** are not covered under the Elevator Contract.
 In 2010, we paid Schindler \$1,200.00 per device for non Contract covered testing. VDA charges us \$450.00 per device for years 1 to 4.
 * Annual Testing & Third party Monitoring are all paid 100% in November of each year.

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u>	TOTAL \$: <u>0.00</u> \$/SF: <u>0.00</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Escalator Repairs & Maintenance</u>	
GL NO.: <u>5252F</u>	

JANUARY <u>0.00</u>	JULY <u>0.00</u>
FEBRUARY <u>0.00</u>	AUGUST <u>0.00</u>
MARCH <u>0.00</u>	SEPTEMBER <u>0.00</u>
APRIL <u>0.00</u>	OCTOBER <u>0.00</u>
MAY <u>0.00</u>	NOVEMBER * <u>0.00</u>
JUNE <u>0.00</u>	DECEMBER <u>0.00</u>

ASSUMPTIONS:

NYC changed the rules for inspections in 2009. They now require additional testing and it must be monitored by a third party (Costs listed below). We test the escalators and bill back Duane Reade for them (and 1 Elevator).
 As of Jan 1, 2012: Duane Reade is responsible for the Escalators.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Additional Labor: Repairs Outside of Contract & Holiday Coverage	<u>0.00</u>	<u>0.00</u>
2.) New Annual Testing requirements (Not in original Contract)	<u>4,000.00</u> 1 Year Testing	
3.) Third Party Monitoring of Testing as Now Required by Law	<u>900.00</u> 1 Year Testing	
4.)	<u>0.00</u>	
5.) Billed Back to Duane Reade - Coded 10500 (Loan / Exchange)	<u>-4,900.00</u>	
6.)	<u>0.00</u>	
7.) Budget Adjustment to Round off the Tota	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

* Annual Testing & Third party Monitoring are all paid 100% in November of each year

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 25,000.00

Repairs & Maintenance

\$/SF: 0.02

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Miscellaneous Repairs & Maintenance

G. R. A. : 1,166,898

GL NO.: 52526

Engineering

JANUARY 2,083.33

JULY 2,083.33

FEBRUARY 2,083.33

AUGUST 2,083.33

MARCH 2,083.33

SEPTEMBER 2,083.33

APRIL 2,083.33

OCTOBER 2,083.33

MAY 2,083.33

NOVEMBER 2,083.33

JUNE 2,083.33

DECEMBER 2,083.33

ASSUMPTIONS: _____

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Miscellaneous Repairs & Maintenance	25,000.00	25,000.00
2.) Sidewalk Caulking for Wall & Pine Streets - Annual - \$10,000.00	0.00	
3) Add Diamond Plating in Loading Dock (Walls)	0.00	
4)	0.00	
5)	0.00	
6)	0.00	
7.)	0.00	
8.)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>80,000.00</u>
<u>Repairs & Maintenance</u>	\$/SF: <u>0.07</u>
ACCOUNT NAME: <u>Local Law 11 Repairs</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52527</u>	Engineering

JANUARY <u>6,666.67</u>	JULY <u>6,666.67</u>
FEBRUARY <u>6,666.67</u>	AUGUST <u>6,666.67</u>
MARCH <u>6,666.67</u>	SEPTEMBER <u>6,666.67</u>
APRIL <u>6,666.67</u>	OCTOBER <u>6,666.67</u>
MAY <u>6,666.67</u>	NOVEMBER <u>6,666.67</u>
JUNE <u>6,666.67</u>	DECEMBER <u>6,666.67</u>

ASSUMPTIONS:

Local Law 11 is the inspection and repair of the façade of the building.

Cycle 7 Report was completed by Feb, 2013.

Now we need to get pricing on any work needed to be done in the next 5 years.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1.) Local Law 11: Cycle 7 Contract Work</u>	<u>50,000.00</u>	<u>80,000.00</u>
<u>2.) Additional Work Related to Cycle 7</u>	<u>0.00</u>	
<u>3.) Architectural / Engineering: VSA Engineering for Cycle 7</u>	<u>30,000.00</u>	
<u>4.) 26th Floor Parapet Work on Wall Street - \$60,000.00</u>	<u> </u>	
<u>5.) HIP Roof Inspection</u>	<u>0.00</u>	
<u>6) Sidewalk Bridge for Wall & Pine Streets - \$60,000.00</u>	<u>0.00</u>	
<u>7.) Sidewalk Bridge - Lighting (Star Delta) - \$15,000.00</u>	<u>0.00</u>	
<u>8.) Connection of temporary Power to service highrise portion of the building for Local Law Scaffold Work. (Star Delta)</u>	<u>0.00</u>	<u>\$10,000.00</u>
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 5,000.00

Repairs & Maintenance

\$/SF: 0.00

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Window Repairs

G. R. A. : 1,166,898

GL NO.: 52531

Engineering

JANUARY 416.67

JULY 416.67

FEBRUARY 416.67

AUGUST 416.67

MARCH 416.67

SEPTEMBER 416.67

APRIL 416.67

OCTOBER 416.67

MAY 416.67

NOVEMBER 416.67

JUNE 416.67

DECEMBER 416.67

ASSUMPTIONS:

This Budget Amount Includes the cost to repair any broken glass, locks, hinges & hardware as required.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) Window Repairs - As Required	<u>5,000.00</u>	<u>5,000.00</u>
2.)	<u>0.00</u>	
3.)	<u>0.00</u>	
4.)	<u>0.00</u>	
5.)	<u>0.00</u>	
6.)	<u>0.00</u>	
7.)	<u>0.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Repairs & Maintenance</u> ACCOUNT NAME: <u>Painting & Decorating</u> GL NO.: <u>52548</u>	TOTAL \$: <u>52,000.00</u> \$/SF: <u>0.04</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-top: 10px;">Engineering</div>
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JANUARY	JULY
<u>4,333.33</u>	<u>4,333.33</u>
FEBRUARY	AUGUST
<u>4,333.33</u>	<u>4,333.33</u>
MARCH	SEPTEMBER
<u>4,333.33</u>	<u>4,333.33</u>
APRIL	OCTOBER
<u>4,333.33</u>	<u>4,333.33</u>
MAY	NOVEMBER
<u>4,333.33</u>	<u>4,333.33</u>
JUNE	DECEMBER
<u>4,333.33</u>	<u>4,333.33</u>

ASSUMPTIONS:

#1. The carpets in the elevators must be replaced due to wear & tear every 12 to 18 months, next change should be in 2016.
 (Estimate is \$8,000.00)

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1.) New Carpet in 26 Elevator Cabs in 2016	<u>0.00</u>	<u>52,000.00</u>
2.) Interior Repairs: Due to External Water Leaks.	<u>25,000.00</u>	
3.) Fire Staircase - Paint Maintenance (\$10,000.00)	<u>10,000.00</u>	
4.) Common Hallway - Paint Maintenance	<u>12,000.00</u>	
5.) Window Blind Replacement Due To Wind Opening Windows	<u>2,500.00</u>	
5.) Paint 2M in 2016	<u>0.00</u>	
7.) Paint Loading Dock in 2016	<u>2,500.00</u>	
8.)	<u>0.00</u>	
9.)	<u>0.00</u>	
10.)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>330,000.00</u>
<u>Heating, Ventilation & Air Conditioning</u>	\$/SF: <u>0.28</u>
ACCOUNT NAME: <u>HVAC Maintenance</u>	G. R. A. : <u>1,166,898</u>
	<small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
GL NO.: <u>52516</u>	Engineering

JANUARY <u>27,500.00</u>	JULY <u>27,500.00</u>
FEBRUARY <u>27,500.00</u>	AUGUST <u>27,500.00</u>
MARCH <u>27,500.00</u>	SEPTEMBER <u>27,500.00</u>
APRIL <u>27,500.00</u>	OCTOBER <u>27,500.00</u>
MAY <u>27,500.00</u>	NOVEMBER <u>27,500.00</u>
JUNE <u>27,500.00</u>	DECEMBER <u>27,500.00</u>

ASSUMPTIONS:

Items 20 & 21 MUST be completed in 2014.

We will approach each expense on a case by case basis based on urgency.

Nothing was moved to Capital Improvements for 2014.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Parts / Supplies / Contingency</u>	<u>52,000.00</u>	<u>330,000.00</u>
<u>2) Chiller Maintenance: Contract - Fresh Meadow Chiller Services</u>	<u>28,000.00</u>	
<u>3) Water Treatment Contract - Tower Water Management</u>	<u>30,000.00</u>	
<u>4) Filter Replacement</u>	<u>15,000.00</u>	
<u>5) Refrigerant Purchase</u>	<u>5,000.00</u>	
<u>6) Miscellaneous Insulation Work</u>	<u>12,000.00</u>	
<u>7) Leslie Steam Valve: New & Rebuilt (Annually - As Needed)</u>	<u>8,000.00</u>	
<u>8) Johnson Control / Universal: Maintenance Contract</u>	<u>40,000.00</u>	
<u>9) Johnson Control / Universal: Non Contract Maintenance</u>	<u>25,000.00</u>	
<u>10) Cooling Tower Heater Replacement (As Needed) - \$10,000</u>	<u>0.00</u>	

11) Rebuild: Condenser Water Pump (2 of 3 are Complete)	1 Time	0.00	\$	10,000.00
12) Rebuild: Chilled Water Pump (2 of 3 are Complete)	1 Time	0.00	\$	10,000.00
13) Repairs: 4 Toilet Exhaust Fans	1 Time	0.00	\$	20,000.00
14) Replace Old Steam Supply Lines & Condensate Return Lines	1 Time	30,000.00		
15) All Chillers: Recondition of Condensers & Coolers (Epoxy)	1 Time	10,000.00		
16) Clean the Heat Plate Exchanger on BB Level	1 Time	0.00	\$	15,000.00
17) Install Removable Insulation Covers on Leslie valves	1 Time	8,000.00		
18) Install Removable Insulation Covers on Turbine # 1& 2	1 Time	0.00	\$	6,000.00
19) Cooling Tower Vibration Analysis Correction		5,000.00		
20) Cooling Tower: New Make-up Tank & Controls	1 Time	0.00	\$	60,000.00
21) 5 Year Turbine Lift & Rotor Inspection / Repair (Must Be Done)	Every 5 Years	0.00	\$	130,000.00
22) Replace The 2 Main Quincy Air Compressors		60,000.00		
23)		0.00		
24)		0.00		
25) Budget Adjustment (To Round Off The Total Amount)		2,000.00		

Turbine Lifts (Performed Every 5 Years per Insurance Policy)

Next Anniversary

Chiller #1 2019

Chiller #2 2018

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Heating, Ventilation & Air Conditioning</u>	TOTAL \$: <u>895,000.00</u> \$/SF: <u>0.77</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Engineering Payroll</u>	
GL NO.: <u>52534</u>	Engineering

JANUARY <u>66,200.07</u>	JULY <u>66,200.07</u>
FEBRUARY <u>49,650.06</u>	AUGUST <u>66,200.07</u>
MARCH <u>82,750.09</u>	SEPTEMBER <u>82,750.09</u>
APRIL <u>66,200.07</u>	OCTOBER <u>82,750.09</u>
MAY <u>66,200.07</u>	NOVEMBER <u>66,200.07</u>
JUNE <u>82,750.09</u>	DECEMBER <u>117,149.13</u>

ASSUMPTIONS:

Please see Attached Payroll Calculation Sheet for Details.

All rates are based on ESTIMATED numbers Since the Engineers Agreement expires December 31, 2014

2015: I reduced Overtime from 10% to 5% of payroll since much of the overtime is covered under Vacation & Sick Hours.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Engineering Payroll</u>	<u>687,980.80</u>	<u>895,000.00</u>
<u>2) Overtime Coverage of Vacation Days, Sick Days, Floater Days & Clinic</u>	<u>172,034.88</u>	
<u>3) Additional Overtime (5% of Payroll)</u>	<u>34,399.04</u>	
<u>4) Union Benefits: Health, Pension, Annuity, Sick & Training Calculated in individual General Ledger Codes</u>	<u>0.00</u>	
<u>5) Payroll Taxes: calculated on separate Budget sheets starting 2009</u>	<u>0.00</u>	
<u>6) Budget Adjustment (To Round Off The Total Amount)</u>	<u>585.28</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

Payroll

Name	Title	Annual Hours	Straight Rate	Overtime Rate	Annual Rate of Pay	Start Date
1 Mullen, James	Chief Engineer	2080	\$ 58,700.00	\$ 88.05	\$ 122,096.00	6/21/2005
2 Cambria, Peter	Asst. Chief Eng.	2080	\$ 42,860.00	\$ 64.29	\$ 89,148.80	11/29/1995
			\$ 38.20			
3 Musat, Marius	Engineer	2080	\$ 38.20	\$ 57.30	\$ 79,456.00	2/17/2014
4 Melnik, Christopher	Engineer	2080	\$ 38.20	\$ 57.30	\$ 79,456.00	4/11/2011
5 Riley, Steven	Engineer	2080	\$ 38.20	\$ 57.30	\$ 79,456.00	3/28/2011
6 Sal Scibilia	Engineer	2080	\$ 38.20	\$ 57.30	\$ 79,456.00	2/5/1999
7 Orsorio, Alex	Engineer	2080	\$ 38.20	\$ 57.30	\$ 79,456.00	9/18/2014
8 Franzo, Joe	Engineer	2080	\$ 38.20	\$ 57.30	\$ 79,456.00	2/15/1999

ADDITIONAL COVERAGE

Vacation Hours	Vacation Cost	Sick Hours	Sick Cost	Floater Hours	Floater Cost	Clinic Hours
120	\$ 8,912.40	96	\$ 7,129.92	48	\$ 3,564.96	16
200	\$ 14,854.00	96	\$ 7,129.92	48	\$ 3,564.96	16
Chief & Assistant Chief Coverage is all calculated on a regular Engineers OT salary since they will always be replaced with an engi						
80	\$ 5,941.60	96	\$ 7,129.92	48	\$ 3,564.96	16
80	\$ 5,941.60	96	\$ 7,129.92	48	\$ 3,564.96	16
120	\$ 8,912.40	96	\$ 7,129.92	48	\$ 3,564.96	16
200	\$ 14,854.00	96	\$ 7,129.92	48	\$ 3,564.96	16
80	\$ 5,941.60	96	\$ 7,129.92	48	\$ 3,564.96	16
160	\$ 11,883.20	96	\$ 7,129.92	48	\$ 3,564.96	16

Sal Scibilia was our last Helper when he became an Engineer in mid 2009.

Annual Payroll \$ 687,980.80

Staff was reduced by 2 men in 2009.

Additional Coverage \$ 172,034.88 ←

Joe Franzo became an Engineer from a mechanic in mid 2010.

Overtime at 5% of Annual payroll: \$ 34,399.04
\$ 894,414.72

5% * Was 4% in 2009 & 10% in 2014

1,040 \$ 77,240.80 768 \$ 57,039.36 384 \$ 28,519.68 128

Payroll Taxes

Listed on Separate Budget Sheets	FICA - 53004	7.6500%	\$ 68,422.73
	FUI - 53011	0.8000%	448.00
	SUI - 53005	4.0250%	2,737.00
	Disability - 53013	\$ 148.80	1,190.40
Workers Compensation (Averaged)	Provided by S. Lennig		
General Liability (Averaged)	Provided by S. Lennig		
			\$ 72,798.13

FICA Equals: 7.650% = 6.2% of the first \$106,800.00 of each individual payroll plus 1.45% of all payroll.

Based on Number of Employees x \$7,000.00

Based on Number of Employees x \$8,500.00

Based on Number of Employees

H.P.A. Fund Total \$ 282,380.80 ←

Total Payroll: \$ 1,249,593.65

Estimate

	0.04	2014 Rates	2015 Rates
J. Mullen		56.43997	58.697573
P. Cambria		41.21	42.8584
Engineer		36.73	38.1992

Local 94: Health / Pension / Annuity / Sick & Training Funds (H.P.A. Fund)

Name	Health and Benefits	Pension	Annuity	Sick *	Training **	Total Hours	Total H P A Fund
Engineer	\$ 8.19	\$ 3.55	\$ 3.79	\$ 1.44	\$ -		\$ 16.97
Helper (None at 40 Wall)	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
1 Mullen, James	\$ 17,035.20	\$ 7,384.00	\$ 7,883.20	\$ 2,995.20	\$ -	2,080	\$ 35,297.60
2 Cambria, Peter	\$ 17,035.20	\$ 7,384.00	\$ 7,883.20	\$ 2,995.20	\$ -	2,080	\$ 35,297.60
3 Musat, Marius	\$ 17,035.20	\$ 7,384.00	\$ 7,883.20	\$ 2,995.20	\$ -	2,080	\$ 35,297.60
4 Melnik, Christopher	\$ 17,035.20	\$ 7,384.00	\$ 7,883.20	\$ 2,995.20	\$ -	2,080	\$ 35,297.60
5 Riley, Steven	\$ 17,035.20	\$ 7,384.00	\$ 7,883.20	\$ 2,995.20	\$ -	2,080	\$ 35,297.60
6 Sal Scibilia	\$ 17,035.20	\$ 7,384.00	\$ 7,883.20	\$ 2,995.20	\$ -	2,080	\$ 35,297.60
7 Orsorio, Alex	\$ 17,035.20	\$ 7,384.00	\$ 7,883.20	\$ 2,995.20	\$ -	2,080	\$ 35,297.60
8 Franzo, Joe	\$ 17,035.20	\$ 7,384.00	\$ 7,883.20	\$ 2,995.20	\$ -	2,080	\$ 35,297.60
	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -

	2014 Rate	Estimated Increase	2015 Estimated
Health	\$ 7.80	5.00%	\$ 8.19
Pension	\$ 3.45	3.00%	\$ 3.55
Annuity	\$ 3.70	2.50%	\$ 3.79
Sick	\$ 1.40	3.00%	\$ 1.44
Training	\$ -	0.00%	\$ -

\$ 136,281.60 \$ 59,072.00 \$ 63,065.60 \$ 23,961.60 \$

-

\$ 282,380.80 →

Clinic Cost

\$ 916.80

\$ 1,188.32

--

\$ 1,188.32

\$ 1,188.32

\$ 1,188.32

\$ 1,188.32

\$ 1,188.32

\$ 1,188.32

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\$ 9,235.04

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 0.00

Heating, Ventilation & Air Conditioning

\$/SF: 0.00

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Employee Benefit: (Local 94) Training

G. R. A. : 1,166,898

GL NO.: 51525

JANUARY 0.00

JULY 0.00

FEBRUARY 0.00

AUGUST 0.00

MARCH 0.00

SEPTEMBER 0.00

APRIL 0.00

OCTOBER 0.00

MAY 0.00

NOVEMBER 0.00

JUNE 0.00

DECEMBER 0.00

ASSUMPTIONS:

Please see Attached "Engineers" Payroll Calculation Sheet for Engineers Details.

Property Manager's Details do not Apply This Year.

The cost for Training was eliminated in 2013.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Local 94 Engineer Benefit - Training	0.00	0.00
2) Property Manager Benefit - Training	0.00	
3) Budget Adjustment (To Round Off The Total Amount)	0.00	
4)	0.00	
5)	0.00	
6)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Heating, Ventilation & Air Conditioning</u>	TOTAL \$: <u>63,000.00</u> \$/SF: <u>0.05</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Employee Benefit: (Local 94) Annuity</u>	
GL NO.: <u>51526</u>	

JANUARY <u>4,846.15</u>	JULY <u>4,846.15</u>
FEBRUARY <u>3,634.62</u>	AUGUST <u>4,846.15</u>
MARCH <u>6,057.69</u>	SEPTEMBER <u>6,057.69</u>
APRIL <u>4,846.15</u>	OCTOBER <u>6,057.69</u>
MAY <u>4,846.15</u>	NOVEMBER <u>4,846.15</u>
JUNE <u>6,057.69</u>	DECEMBER <u>6,057.69</u>

ASSUMPTIONS:

Please see Attached "Engineers" Payroll Calculation Sheet for Engineers Details.

Property Manager's Details do not Apply This Year.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Local 94 Engineer Benefit - Annuity	<u>63,065.60</u>	<u>63,000.00</u>
2) Property Manager Benefit - Annuity	<u>0.00</u>	
3) Budget Adjustment (To Round Off The Total Amount)	<u>-65.60</u>	
4)	<u>0.00</u>	
5)	<u>0.00</u>	
6)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Heating, Ventilation & Air Conditioning</u>	TOTAL \$: <u>59,000.00</u> \$/SF: <u>0.05</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Employee Benefit: (Local 94) Pension</u>	
GL NO.: <u>51527</u>	

JANUARY	<u>4,538.46</u>	JULY	<u>4,538.46</u>
FEBRUARY	<u>3,403.85</u>	AUGUST	<u>4,538.46</u>
MARCH	<u>5,673.08</u>	SEPTEMBER	<u>5,673.08</u>
APRIL	<u>4,538.46</u>	OCTOBER	<u>5,673.08</u>
MAY	<u>4,538.46</u>	NOVEMBER	<u>4,538.46</u>
JUNE	<u>5,673.08</u>	DECEMBER	<u>5,673.08</u>

ASSUMPTIONS:

Please see Attached "Engineers" Payroll Calculation Sheet for Engineers Details.

Property Manager's Details do not Apply This Year.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Local 94 Engineer Benefit - Pension	<u>59,072.00</u>	<u>59,000.00</u>
2) Property Manager Benefit - Pension	<u>0.00</u>	
3) Budget Adjustment (To Round Off The Total Amount)	<u>-72.00</u>	
4)	<u>0.00</u>	
5)	<u>0.00</u>	
6)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Heating, Ventilation & Air Conditioning</u>	TOTAL \$: <u>24,000.00</u> \$/SF: <u>0.02</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Employee Benefit: (Local 94) Sick Fund</u>	
GL NO.: <u>51528</u>	

JANUARY <u>1,846.15</u>	JULY <u>1,846.15</u>
FEBRUARY <u>1,384.62</u>	AUGUST <u>1,846.15</u>
MARCH <u>2,307.69</u>	SEPTEMBER <u>2,307.69</u>
APRIL <u>1,846.15</u>	OCTOBER <u>2,307.69</u>
MAY <u>1,846.15</u>	NOVEMBER <u>1,846.15</u>
JUNE <u>2,307.69</u>	DECEMBER <u>2,307.69</u>

ASSUMPTIONS:

Please see Attached "Engineers" Payroll Calculation Sheet for Details.

The Property Manager is never included in the Sick Fund benefit.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Local 94 Engineer Benefit - Sick Fund	<u>23,961.60</u>	<u>24,000.00</u>
2) Budget Adjustment (To Round Off The Total Amount)	<u>38.40</u>	
3)	<u>0.00</u>	
4)	<u>0.00</u>	
5)	<u>0.00</u>	
6)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Heating, Ventilation & Air Conditioning</u>	TOTAL \$: <u>136,000.00</u> \$/SF: <u>0.12</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Employee Benefit: (Local 94) Welfare</u>	
GL NO.: <u>51529</u>	

JANUARY	<u>10,461.54</u>	JULY	<u>10,461.54</u>
FEBRUARY	<u>7,846.15</u>	AUGUST	<u>10,461.54</u>
MARCH	<u>13,076.92</u>	SEPTEMBER	<u>13,076.92</u>
APRIL	<u>10,461.54</u>	OCTOBER	<u>13,076.92</u>
MAY	<u>10,461.54</u>	NOVEMBER	<u>10,461.54</u>
JUNE	<u>13,076.92</u>	DECEMBER	<u>13,076.92</u>

ASSUMPTIONS:

Please see Attached "Engineers" Payroll Calculation Sheet for Engineers Details.

Property Manager's Details do not Apply This Year.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Local 94 Engineer Benefit - Welfare	<u>136,281.60</u>	<u>136,000.00</u>
2) Property Manager Benefit - Welfare	<u>0.00</u>	
3) Budget Adjustment (To Round Off The Total Amount)	<u>-281.60</u>	
4)	<u>0.00</u>	
5)	<u>0.00</u>	
6)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 0.00

Janitorial

\$/SF: 0.00

ACCOUNT NAME: Cleaning Contract

G. R. A. : 1,166,898

GRA (EXCLUDES RETAIL & 2ND FLOOR)

GL NO.: 52529

JANUARY 0.00

JULY 0.00

FEBRUARY 0.00

AUGUST 0.00

MARCH 0.00

SEPTEMBER 0.00

APRIL 0.00

OCTOBER 0.00

MAY 0.00

NOVEMBER 0.00

JUNE 0.00

DECEMBER 0.00

ASSUMPTIONS:

We stopped using a Cleaning Contract in September, 2009.

They manage the staff which are direct employees of 40 Wall Street Commercial, LLC.

This General Ledger Code was dropped by Accounting in 2010.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Cleaning Contract - Not Used Anymore	0.00	0.00
2)	0.00	
3) Budget Adjustment (To Round Off The Total Amount)	0.00	
4)	0.00	
5)	0.00	
6)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	

10)

0.00

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>1,990,000.00</u>
<u>Janitorial</u>	\$/SF: <u>1.71</u>
ACCOUNT NAME: <u>Building Cleaning Payroll</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52535</u>	

JANUARY <u>153,076.92</u>	JULY <u>153,076.92</u>
FEBRUARY <u>114,807.69</u>	AUGUST <u>153,076.92</u>
MARCH <u>191,346.15</u>	SEPTEMBER <u>191,346.15</u>
APRIL <u>153,076.92</u>	OCTOBER <u>191,346.15</u>
MAY <u>153,076.92</u>	NOVEMBER <u>153,076.92</u>
JUNE <u>191,346.15</u>	DECEMBER <u>191,346.15</u>

ASSUMPTIONS:

All numbers are based on Actual Contract Information.

Monthly Totals vary based on the number of weeks in the month. **This Budget Model is based on 100% Coverage of all Shifts.**

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Cleaning - Payroll</u>	<u>1,701,970.80</u>	<u>1,990,000.00</u>
<u>2) Coverage: Vacation, Sick, Floater and Clinic Days based on Lionheat Hourly Replacement Rates plus tax</u>	<u>226,229.12</u>	
<u>3) Weekend Coverage (Saturday Only)</u>	<u>19,127.16</u>	
<u>4) Lionheart - Monthly Consulting</u>	<u>44,000.00</u>	
<u>5) Additional Overtime at 0%</u>	<u>0.00</u>	
<u>6) One Time - "Lump Sum" Payroll Benefit</u>	<u>0.00</u>	
<u>7) Night Cleaning Supervisor (Included in Consulting Contract)</u>	<u>0.00</u>	
<u>8) Cleaning - Health, Pension, Annuity Benefits are Calculated on Separate General Ledger Sheets</u>	<u>0.00</u>	
<u>9) Payroll Taxes are Calculated on Separate General Ledger Sheets</u>	<u>0.00</u>	
<u>10) Budget Adjustment (See note above) *</u>	<u>-1,327.08</u>	

**40 Wall Street
Cleaning Personnel " Day & Nighttime"
2015**

Based on 32BJ Agreement dated January 1, 2012 to December 31, 2015.

Extra Coverage Rates WITH Tax!

\$ 23.98	60% Straight Time Rate - Summer Vacations
\$ 32.24	75% Straight Time Rate - Sick, Floater & Clinic Days

Payroll

Name	Title	Annual Hours	Straight Rate	Overtime Rate	Annual Rate of Pay	Date of Hire
1 Kurmemovic, Dulo	Supervisor	2080	\$ 26.1355	\$ 39.20	\$ 54,361.84	
2 Sanchez Eufemia	Daytime Matron	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	08/17/90
3 Figueroa, Carlos	Daytime Lead	2080	\$ 26.1355	\$ 39.20	\$ 54,361.84	07/01/94
4 Torres Victor	Daytime (Night)	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	01/22/97
5 Gonzalez, David	Daytime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	02/05/97
6 Warren, Winsome	Daytime Matron	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	08/14/98
7 Anthony Baker	Daytime	2080	\$ 18.1200	\$ 27.18	\$ 37,689.60	03/17/14
8 Deleon, Sandy	Daytime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	11/09/96
9 Grgurovic, Mira	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	08/21/78
10 Paljevic Sume	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	03/31/81
11 Anderson, Barbara	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	09/12/84
12 Saini Neat	Nighttime (Utilities)	2080	\$ 26.0100	\$ 39.02	\$ 54,100.80	02/28/97
13 Deljaj, Ljilja	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	01/20/97
14 Perez, Julio	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	03/30/97
15 Santana, Maria *	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	01/01/85
16 Selami, Njazi	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	04/01/97
17 Malagic Zumber	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	05/05/97
18 Mayi, Altigracia	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	07/15/97
19 Alvarez Garibaldy	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	03/30/98
20 Blakaj, Ajshe	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	06/16/98
21 Bekteshi Urma	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	09/14/98
22 Borrillo, Carol	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	11/01/98
23 Shehu, Merita	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	11/16/98
24 Herrera, Licet	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	03/10/99
25 Agudelo, Fernanda	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	03/22/99
26 Rodriguez Jacqueline	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	05/03/99
27 Serdari, Valter *	Nighttime & Saturday	2080	\$ 23.6798	\$ 35.52	\$ 58,530.35	05/31/99
28 Rogel Flavia	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	06/07/99
29 Aguirre, Nancy	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	07/19/99
30 Kadria, Hene	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	03/19/07
31 Villanueva, Gloria	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	04/10/07
32 Hallet, Christina	Nighttime	2080	\$ 23.6798	\$ 35.52	\$ 49,253.98	08/01/10
33 Walsh, Bruce	Nighttime	2080	\$ 18.1200	\$ 27.18	\$ 37,689.60	
34 Durkovic, Ferida	Nighttime	2080	\$ 18.1200	\$ 27.18	\$ 37,689.60	
35 Nikqi Mehmet	Nighttime	2080	\$ 18.1200	\$ 27.18	\$ 37,689.60	

EXTRA COVERAGE

Years as of 2015	Vacation Hours	Vacation Cost	Sick Hours	Sick Cost	Floater Hours	Floater Cost	Clinic Hours	Clinic Cost
0	0	\$ -	0	\$ -	0	\$ -	0	\$ -
20	192	\$ 4,604.16	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
24	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
17	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
17	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
16	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
1	80	\$ 1,918.40	80	\$ 2,579.20	0	\$ -	0	\$ -
18	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
36	200	\$ 4,796.00	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
33	200	\$ 4,796.00	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
30	200	\$ 4,796.00	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
17	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
17	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
17	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
29	200	\$ 4,796.00	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
27	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
17	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
17	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
16	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
16	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
16	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
15	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
15	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
15	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
15	160	\$ 3,836.80	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
7	120	\$ 2,877.60	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
7	120	\$ 2,877.60	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
4	80	\$ 1,918.40	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
0	80	\$ 1,918.40	80	\$ 2,579.20	16	\$ 515.84	8	\$ 257.92
0	0	\$ -	0	\$ -	0	\$ -	0	\$ -
0	0	\$ -	0	\$ -	0	\$ -	0	\$ -

New Hires start at 75% pay for 21 Months.

Annual Payroll \$ 1,701,970.80

4,992

\$ 119,708.16

2,560

\$ 82,534.40

496

\$ 15,991.04

248

\$ 7,995.52

* Maria Santana came from Trump Tower in December, 2014.

Total Extra Coverage \$ 226,229.12

She kept her Company seniority.

Saturday Coverage \$ 19,127.16

* Valter Serdari works 8 Hours every Saturday (Total 416 Hours) Plus Benefits

Overtime at 0% of Annual payroll: \$ - 0%

\$ 1,947,327.08

Payroll Taxes

Listed on Separate Budget Sheets	FICA - 53004	7.6500%	\$ 148,970.52
	FUI - 53011	0.8000%	\$ 1,960.00
	SUI - 53005	4.0250%	\$ 11,974.38
	Disability - 53013	\$ 148.80	\$ 5,208.00
Workers Compensation (Averaged)	Provided by S. Lennig		
General Liability (Averaged)	Provided by S. Lennig		
	12.4750%		\$ 168,112.90

FICA Equals: 7.650% = 6.2% of the first \$106,800.00 of each individual payroll plus 1.45% of all payroll.

Based on Number of Employees x \$7,000.00

Based on Number of Employees x \$8,500.00

Based on Number of Employees 40 Wall Street Commercial LLC has a different SUI percentage than the 40 Wall LLC.

It is 4.0250% vs. 4.10% for 40 Wall, LLC

FUI = FUTA

H.P.A. Fund Total \$ 758,283.80

One Time - \$500.00 "Lump Sum" Base Pay \$ -

Total Payroll \$ 2,873,723.78

	0.55	2014 Rates	2015 Rates
Dulo K.	25.5855	26.1355	
Carlos F.	25.5855	26.1355	
Neat S.	25.4600	26.0100	
Porter	23.1298	23.6798	
New Porter	17.57	18.1200	

Local 32 B/J: Health / Pension / Annuity & Training Funds (H.P.A. Fund) Based on Annual Amount, NOT Hours Worked

Name	Health and Benefits	Pension	SRSF Annuity	Legal Fund	Training	Total Hours	Total H P A Fund
<i>Stays the same for the entire Contract Term.</i>							
Cost per Hour	\$ 7.488	\$ 2.47	\$ 0.33	\$ 0.10	\$ 0.08		\$ 10.459
Cost per Year	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60		
1 Kurmemovic Dulo	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	2,080	\$ 21,754.84
2 Sanchez, Eufemia	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,784	\$ 21,754.84
3 Figueroa Carlos	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
4 Torres, Victor	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
5 Gonzalez, David	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
6 Warren, Winsome	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
7 Anthony Baker	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,920	\$ 21,754.84
8 Deleon Sandy	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
9 Grgurovic Mira	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,776	\$ 21,754.84
10 Paljevic, Sume	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,776	\$ 21,754.84
11 Anderson Barbara	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,776	\$ 21,754.84
12 Saini, Neat	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
13 Deljaj, Ljilja	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
14 Perez, Julio	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
15 Santana, Maria *	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,776	\$ 21,754.84
16 Selami Njazi	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
17 Malagic, Zumber	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
18 Mayi Altigracia	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
19 Alvarez, Garibaldy	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
20 Blakaj, Ajshe	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
21 Bekteshi, Urma	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
22 Borrillo, Carol	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
23 Shehu, Merita	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
24 Herrera, Licet	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
25 Agudelo Fernanda	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
26 Rodriguez, Jacqueline	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
27 Serdari Valter *	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
28 Rogel, Flavia	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
29 Aguirre, Nancy	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,816	\$ 21,754.84
30 Kadria, Hene	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,856	\$ 21,754.84
31 Villanueva, Gloria	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,856	\$ 21,754.84
32 Hallet Christina	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,896	\$ 21,754.84
33 Walsh, Bruce	\$ 15,574.64	\$ 5,135.00	\$ -	\$ -	\$ -	1,896	\$ 20,709.64
34 Durkovic Ferida	\$ 15,574.64	\$ 5,135.00	\$ -	\$ -	\$ -	2,080	\$ 20,709.64
35 Nikqi, Mehmet	\$ 15,574.64	\$ 5,135.00	\$ -	\$ -	\$ -	1,896	\$ 20,709.64
			\$ -	\$ -	\$ -	-	\$ -

\$ 545,112.40 \$ 179,725.00 \$ 21,632.00 \$ 6,387.20 \$ 5,427.20

\$ 758,283.80 →

"SRSF / Annuity" stands for: Supplemental Retirement Savings Fund (Page 42 & 43 in the book).

Annuity/Legal & Training not paid for New Hires for 12 Months

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 6,000.00

Janitorial

\$/SF: 0.01

ACCOUNT NAME: Employee Benefit: (Local 32BJ) Training

G. R. A. : 1,166,898

GL NO.: 51525

JANUARY 461.54

JULY 461.54

FEBRUARY 346.15

AUGUST 461.54

MARCH 576.92

SEPTEMBER 576.92

APRIL 461.54

OCTOBER 576.92

MAY 461.54

NOVEMBER 461.54

JUNE 576.92

DECEMBER 576.92

ASSUMPTIONS:

Please see Attached "Cleaning Staff" Payroll Calculation Sheet for Details.

SUMMARY OF COMPONENTS:

	COST	TOTAL
1) Local 32BJ Cleaners Benefit - Training	5,427.20	6,000.00
2)	0.00	
3)	0.00	
4)	0.00	
5)	0.00	
6) Budget Adjustment (To Round Off The Total Amount)	572.80	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Janitorial</u>	TOTAL \$: <u>22,000.00</u> \$/SF: <u>0.02</u>
ACCOUNT NAME: <u>Employee Benefit: (Local 32BJ) Annuity</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>51513</u>	

<u>JANUARY</u> <u>1,692.31</u>	<u>JULY</u> <u>1,692.31</u>
<u>FEBRUARY</u> <u>1,269.23</u>	<u>AUGUST</u> <u>1,692.31</u>
<u>MARCH</u> <u>2,115.38</u>	<u>SEPTEMBER</u> <u>2,115.38</u>
<u>APRIL</u> <u>1,692.31</u>	<u>OCTOBER</u> <u>2,115.38</u>
<u>MAY</u> <u>1,692.31</u>	<u>NOVEMBER</u> <u>1,692.31</u>
<u>JUNE</u> <u>2,115.38</u>	<u>DECEMBER</u> <u>2,115.38</u>

ASSUMPTIONS:

Please see Attached "Cleaning Staff" Payroll Calculation Sheet for Details.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Local 32BJ Cleaners Benefit - Annuity - (SRSF Fund)</u>	<u>21,632.00</u>	<u>22,000.00</u>
<u>2)</u>	<u>0.00</u>	
<u>3)</u>	<u>0.00</u>	
<u>4)</u>	<u>0.00</u>	
<u>5)</u>	<u>0.00</u>	
<u>6) Budget Adjustment (To Round Off The Total Amount)</u>	<u>368.00</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Janitorial</u>	TOTAL \$: <u>180,000.00</u> \$/SF: <u>0.15</u>
ACCOUNT NAME: <u>Employee Benefit: (Local 32BJ) Pension</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>51514</u>	

JANUARY	<u>13,846.15</u>	JULY	<u>13,846.15</u>
FEBRUARY	<u>10,384.62</u>	AUGUST	<u>13,846.15</u>
MARCH	<u>17,307.69</u>	SEPTEMBER	<u>17,307.69</u>
APRIL	<u>13,846.15</u>	OCTOBER	<u>17,307.69</u>
MAY	<u>13,846.15</u>	NOVEMBER	<u>13,846.15</u>
JUNE	<u>17,307.69</u>	DECEMBER	<u>17,307.69</u>

ASSUMPTIONS:

Please see Attached "Cleaning Staff" Payroll Calculation Sheet for Details.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Local 32BJ Cleaners Benefit - Pension Fund	<u>179,725.00</u>	<u>180,000.00</u>
2)	<u>0.00</u>	
3)	<u>0.00</u>	
4)	<u>0.00</u>	
5)	<u>0.00</u>	
6) Budget Adjustment (To Round Off The Total Amount)	<u>275.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Janitorial</u>	TOTAL \$: <u>545,000.00</u> \$/SF: <u>0.47</u>
ACCOUNT NAME: <u>Employee Benefit: (Local 32BJ) Welfare</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>51516</u>	

<u>JANUARY</u> <u>41,923.08</u>	<u>JULY</u> <u>41,923.08</u>
<u>FEBRUARY</u> <u>31,442.31</u>	<u>AUGUST</u> <u>41,923.08</u>
<u>MARCH</u> <u>52,403.85</u>	<u>SEPTEMBER</u> <u>52,403.85</u>
<u>APRIL</u> <u>41,923.08</u>	<u>OCTOBER</u> <u>52,403.85</u>
<u>MAY</u> <u>41,923.08</u>	<u>NOVEMBER</u> <u>41,923.08</u>
<u>JUNE</u> <u>52,403.85</u>	<u>DECEMBER</u> <u>52,403.85</u>

ASSUMPTIONS:

Please see Attached "Cleaning Staff" Payroll Calculation Sheet for Details.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>2) Local 32BJ Cleaners Benefit - Welfare (Health) Fund</u>	<u>545,112.40</u>	<u>545,000.00</u>
<u>2)</u>	<u>0.00</u>	
<u>3)</u>	<u>0.00</u>	
<u>4)</u>	<u>0.00</u>	
<u>5)</u>	<u>0.00</u>	
<u>6) Budget Adjustment (To Round Off The Total Amount)</u>	<u>-112.40</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Janitorial</u>	TOTAL \$: <u>6,500.00</u> \$/SF: <u>0.01</u>
ACCOUNT NAME: <u>Employee Benefit: (Local 32BJ) Legal Fund</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>51524</u>	

JANUARY <u>500.00</u>	JULY <u>500.00</u>
FEBRUARY <u>375.00</u>	AUGUST <u>500.00</u>
MARCH <u>625.00</u>	SEPTEMBER <u>625.00</u>
APRIL <u>500.00</u>	OCTOBER <u>625.00</u>
MAY <u>500.00</u>	NOVEMBER <u>500.00</u>
JUNE <u>625.00</u>	DECEMBER <u>625.00</u>

ASSUMPTIONS:

Please see Attached "Cleaning Staff" Payroll Calculation Sheet for Details.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Local 32BJ Cleaners Benefit - Legal Fund</u>	<u>6,387.20</u>	<u>6,500.00</u>
<u>2)</u>	<u>0.00</u>	
<u>3)</u>	<u>0.00</u>	
<u>4)</u>	<u>0.00</u>	
<u>5)</u>	<u>0.00</u>	
<u>6) Budget Adjustment (To Round Off The Total Amount)</u>	<u>112.80</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Janitorial</u>	TOTAL \$: <u>10,000.00</u> \$/SF: <u>0.01</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
ACCOUNT NAME: <u>Non-Contract Cleaning</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52052</u>	

JANUARY <u>833.33</u>	JULY <u>833.33</u>
FEBRUARY <u>833.33</u>	AUGUST <u>833.33</u>
MARCH <u>833.33</u>	SEPTEMBER <u>833.33</u>
APRIL <u>833.33</u>	OCTOBER <u>833.33</u>
MAY <u>833.33</u>	NOVEMBER <u>833.33</u>
JUNE <u>833.33</u>	DECEMBER <u>833.33</u>

ASSUMPTIONS:

Non Contract Cleaning involves All Cleaning Services not Covered by the Cleaning Contract: Snow Removal, Motor & Mechanical Room Cleaning, Overtime and "After Hour" cleaning as Required. * Porters time for freight car "charge backs" to the tenants is not coded here. GL Code # 10512 is used. * Much of this is found in payroll Overtime.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Non - Contract Cleaning - Lion Heart Cleaning	<u>5,000.00</u>	<u>10,000.00</u>
2) Sidewalk Power Washing - Summer Weekends	<u>2,000.00</u>	
3) Elevator Pit Cleaning - Weekends	<u>0.00</u>	
4) Powerwash 7th Floor Ledge - \$15,000.00	<u>0.00</u>	
5) Snow Removal	<u>3,000.00</u>	
6)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 22,000.00

Janitorial

\$/SF: 0.02

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Window Washing

G. R. A. : 1,166,898

GL NO.: 52512

JANUARY 0.00

JULY 0.00

FEBRUARY 0.00

AUGUST 0.00

MARCH 0.00

SEPTEMBER 0.00

APRIL 11,000.00

OCTOBER 11,000.00

MAY 0.00

NOVEMBER 0.00

JUNE 0.00

DECEMBER 0.00

ASSUMPTIONS:

The Wall Street & Pine Street Windows from the 5th Floor down can only be cleaned from the outside using a cherry picker. The windows are cleaned twice per year: Spring & Fall.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Wall and Pine Street Window Cleaning - Twice per year	22,000.00	22,000.00
2)	0.00	
3)	0.00	
4)	0.00	
5)	0.00	
6)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 1,000.00

Janitorial

\$/SF: 0.00

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Cleaning Supplies

G. R. A. : 1,166,898

GL NO.: 52528

JANUARY 83.33

JULY 83.33

FEBRUARY 83.33

AUGUST 83.33

MARCH 83.33

SEPTEMBER 83.33

APRIL 83.33

OCTOBER 83.33

MAY 83.33

NOVEMBER 83.33

JUNE 83.33

DECEMBER 83.33

ASSUMPTIONS:

Air Fresh Services supplies wall mounted Air Sprays were removed from the building on a trial basis in 2009.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Restroom Air Freshner Maintenance - Air Fresh Services</u>	<u>0.00</u>	<u>1,000.00</u>
<u>2) Cleaning Supplies (Paid through the Cleaning Contract)</u>	<u>0.00</u>	
<u>3) Occasional Cleaning Supply Requirements</u>	<u>1,000.00</u>	
<u>4)</u>	<u>0.00</u>	
<u>5)</u>	<u>0.00</u>	
<u>6)</u>	<u>0.00</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 2,000.00

Janitorial

\$/SF: 0.00

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Exterminating

G. R. A. : 1,166,898

GL NO.: 52524

JANUARY 166.67

JULY 166.67

FEBRUARY 166.67

AUGUST 166.67

MARCH 166.67

SEPTEMBER 166.67

APRIL 166.67

OCTOBER 166.67

MAY 166.67

NOVEMBER 166.67

JUNE 166.67

DECEMBER 166.67

ASSUMPTIONS:

All exterminating services are handled through the cleaning company.

Sometimes we have additional exterminating services beyond the exterminating contract.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Exterminating Services - Included in Cleaning Contract	0.00	2,000.00
2) Additional Exterminating Services	2,000.00	
3)	0.00	
4)	0.00	
5)	0.00	
6)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 0.00

Janitorial

\$/SF: 0.00

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Light Maintenance

G. R. A. : 1,166,898

GL NO.: 52560

JANUARY 0.00

JULY 0.00

FEBRUARY 0.00

AUGUST 0.00

MARCH 0.00

SEPTEMBER 0.00

APRIL 0.00

OCTOBER 0.00

MAY 0.00

NOVEMBER 0.00

JUNE 0.00

DECEMBER 0.00

ASSUMPTIONS:

All light maintenance services are handled through the cleaning company.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Light Maintenance	0.00	0.00
2)	0.00	
3)	0.00	
4)	0.00	
5)	0.00	
6)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>405,000.00</u>
<u>Security & Life Safety</u>	\$/SF: <u>0.35</u>
ACCOUNT NAME: <u>Security Guard Payroll - Contract</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52003 - Security Guards Account</u>	

JANUARY <u>31,153.85</u>	JULY <u>31,153.85</u>
FEBRUARY <u>23,365.38</u>	AUGUST <u>31,153.85</u>
MARCH <u>38,942.31</u>	SEPTEMBER <u>38,942.31</u>
APRIL <u>31,153.85</u>	OCTOBER <u>38,942.31</u>
MAY <u>31,153.85</u>	NOVEMBER <u>31,153.85</u>
JUNE <u>38,942.31</u>	DECEMBER <u>38,942.31</u>

ASSUMPTIONS:

Security is provided 24 Hours a Day, 7 Days a Week.

All Details are Attached. **THIS CODE INCLUDES FSD & THE SECURITY DIRECTORS SALARIES NOT LISTED HERE.**

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Security Guard Base Payroll (10 People Totalling 20,800 Hours):</u>	<u>274,019.20</u>	<u>405,000.00</u>
<u>2) ABM - Security Company Annual Fee (Billed Weekly)</u>	<u>19,240.00</u>	
<u>3) Overtime: Holiday</u>	<u>7,200.00</u>	
<u>4) Vacation Pay</u>	<u>10,539.20</u>	
<u>5) Sick Pay</u>	<u>6,323.52</u>	
<u>6) Medical / Health Benefits</u>	<u>52,829.73</u>	
<u>7) Disability Insurance</u>	<u>606.00</u>	
<u>8) Administrative Fees for Benefits</u>	<u>1,800.00</u>	
<u>8) Overtime: Charged Back to Tenants - Coded to 10512</u>	<u>0.00</u>	
<u>9) Sales Tax paid To Vendor (ABM)</u>	<u>33,064.49</u>	
<u>10) Budget Adjustment (To Round Off The Total Amount)</u>	<u>-622.14</u>	

**40 Wall Street
Security Guards Payroll
2014**

*Calculating a \$.50 / Hour Increase for everyone
No one has received a raise since July, 2012.*

Payroll

Name	Title	Annual Hours	Straight Rate	Overtime Rate	Annual Rate of Pay
1 Michael Falsia	Security Supervisor	2080	\$ 18 5700	\$ 27.86	\$ 38,625.60
2 Lee Thornton	Guard	2080	\$ 14 3900	\$ 21.59	\$ 29,931.20
3 Carlos Aponte	Guard	2080	\$ 14 3900	\$ 21.59	\$ 29,931.20
4 Alexander Howe	Guard	2080	\$ 12 5000	\$ 18.75	\$ 26,000.00
5 Bharat Kallideen	Guard	2080	\$ 12 5000	\$ 18.75	\$ 26,000.00
6 Cody Golin	Guard	2080	\$ 12 0000	\$ 18.00	\$ 24,960.00
7 Steve Williams	Guard - Life Safety	2080	\$ 13 0000	\$ 19.50	\$ 27,040.00
8 Gerry Hughes	Guard	2080	\$ 11 5000	\$ 17.25	\$ 23,920.00
9 Howard Mullis	Loading Dock	2080	\$ 11 3900	\$ 17.09	\$ 23,691.20
10 2M Guard (Extra)	Extra Security at 2M	2080	\$ 11 5000	\$ 17.25	\$ 23,920.00

20,800 Annual Payroll: \$ 274,019.20

\$ 370.00 Weekly Fee to ACSS / Annual Expense: \$ 19,240.00

Holiday Overtime: * \$ 7,200.00

Security Overtime for Tenant Charge Back: ** Hours: 0 \$ -

Coded to 10512

Additional Vacation & Sick Coverage: \$ 16,862.72 ←

Health, Disability & Uniform Maintenance Total: \$ 55,235.73 ←

Sales Taxes paid to Vendor at 8.875% of Payroll \$ 33,064.49

Total Payroll: \$ 405,622.14

Health / Disability & Uniform Maintenance

Name	Health and Benefits	Disability	Admin Fee	Total Health, Disability, Administrative Fees
	Effective Thru 6/30/14			
Cost per Year	\$ 52,829.73	\$ 606.00	\$ 1,800.00	-
Cost per Month	\$ 4,402.48	\$ 50.50	\$ 150.00	-
1 Michael Falsia	\$ 20,073.30	\$ 60.60	\$ 180.00	\$ 20,313.90
2 Lee Thornton	\$ 8,080.63	\$ 60.60	\$ 180.00	\$ 8,321.23
3 Carlos Aponte	\$ 20,073.30	\$ 60.60	\$ 180.00	\$ 20,313.90
4 Alexander Howe	\$ 657.50	\$ 60.60	\$ 180.00	\$ 898.10
5 Bharat Kallideen	\$ 657.50	\$ 60.60	\$ 180.00	\$ 898.10
6 Cody Golin	\$ 657.50	\$ 60.60	\$ 180.00	\$ 898.10
7 Steve Williams	\$ 657.50	\$ 60.60	\$ 180.00	\$ 898.10
8 Gerry Hughes	\$ 657.50	\$ 60.60	\$ 180.00	\$ 898.10
9 Howard Mullis	\$ 657.50	\$ 60.60	\$ 180.00	\$ 898.10
10 2M Guard (Extra)	\$ 657.50	\$ 60.60	\$ 180.00	\$ 898.10

\$ 52,829.73 \$ 606.00 \$ 1,800.00 \$ - \$ 55,235.73 →

ADDITIONAL COVERAGE

2 Weeks or 80 Hours		6 Days or 48 Hours	
Vacation Hours	Vacation Cost	Sick Hours	Sick Cost
80	\$ 1,485.60	48	\$ 891.36
80	\$ 1,151.20	48	\$ 690.72
80	\$ 1,151.20	48	\$ 690.72
80	\$ 1,000.00	48	\$ 600.00
80	\$ 1,000.00	48	\$ 600.00
80	\$ 960.00	48	\$ 576.00
80	\$ 1,040.00	48	\$ 624.00
80	\$ 920.00	48	\$ 552.00
80	\$ 911.20	48	\$ 546.72
80	\$ 920.00	48	\$ 552.00

800 \$ 10,539.20 480 \$ 6,323.52

Notes:

*** Holiday Coverage:**

2 Guards per shift multiplied by 6 Guards per Holiday equals 48 Hours.
Using an average Overtime Salary (i.e. Bharat Kallideen) multiplied by 48 Hours,
then multiplied by 8 Contract Holidays gives you the Holiday Coverage.

**** Security Overtime for Tenant Charge Back:**

Using an average Overtime Salary (i.e. Bharat Kallideen) multiplied by 275 Estimated Hours,
for Services Charged Back to the Tenants. - Discontinued Since these bills are coded 10512.

***** New Guard Issues**

No Health benefits or Admin Fee for one year
The first year an amount of \$540.00 per year is paid to the union for Health.
Starting Salary is \$11.00

40 Wall Street SECURITY -SCHEDULE

as of: November 1, 2014

LAST NAME	POST	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Mullis, H.	Loading Dock	0700-1530	0700-1530	0700-1530	0700-1530	OFF	OFF	0700-1530
Kallideen, B.	Pine Street	0730-1600	0730-1600	OFF	OFF	0730-1600	0700-1530	0700-1530
Aponte, C.	Wall Street Steps	0930-1800	0930-1800	0930-1800	0930-1800	0700-1530	OFF	OFF
Hughes, G.	Breaks / Patrols	0930-1800	0930-1800	0930-1800	0930-1800	0930-1800	OFF	OFF
Falsia, M.	Lobby	0800-1700	0800-1700	0800-1700	0800-1700	0800-1700	OFF	OFF

AFTERNOON

Thornton, L.	Front Desk / Patrols	OFF	OFF	1500-2330	1500-2330	1500-2330	1500-2330	1500-2330
Golin, C.	Front Desk / Patrols	1500-2330	1500-2330	OFF	OFF	0930-1800	1500-2330	1500-2330

MIDNIGHT

Williams, S.	Fire Command	2300-0730	2300-0730	2300-0730	2300-0730	2300-0730	OFF	OFF
Howe, A.	Front Desk / Patrols	OFF	OFF	2300-0730	2330-0800	2300-0730	2330-0730	2330-0730
Virella, M.	Front Desk / Patrols	2300-0730	2300-0730	7300-1600	OFF	OFF	2330-0730	2330-0730

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Security & Life Safety</u>	TOTAL \$: <u>300,000.00</u> \$/SF: <u>0.26</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
ACCOUNT NAME: <u>Fire Safety Director - Payroll</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52003 - Security Guards Account</u>	

JANUARY <u>23,076.92</u>	JULY <u>23,076.92</u>
FEBRUARY <u>17,307.69</u>	AUGUST <u>23,076.92</u>
MARCH <u>28,846.15</u>	SEPTEMBER <u>28,846.15</u>
APRIL <u>23,076.92</u>	OCTOBER <u>28,846.15</u>
MAY <u>23,076.92</u>	NOVEMBER <u>23,076.92</u>
JUNE <u>28,846.15</u>	DECEMBER <u>28,846.15</u>

ASSUMPTIONS:

Fire Director Service is Provided Monday - Friday, 24 Hours per Day & Saturday 7am to 3pm. No coverage on Sunday.

There are 2 Deputy Fire Safety Directors and 1 Fire Safety Director. All are Local 32BJ Members.

All Details are Attached. **THIS CODE INCLUDES SECURITY GUARDS SALARIES NOT LISTED HERE.**

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Payroll: Fire Safety Directors</u>	<u>208,512.30</u>	<u>300,000.00</u>
<u>2) Coverage of Vacation, Sick & Personal Days.</u>	<u>30,825.61</u>	
<u>3) Employer H.P.A. Contributions - Are calculated on a separate sheet</u>	<u>0.00</u>	
<u>4) Any Additional "One Time" Expenses including Contract Bonus</u>	<u>1,000.00</u>	
<u>5) Security Directors Salary (Payroll Taxes calculated Separately)</u>	<u>60,000.00</u>	
<u>6) Overtime: usually Incurred through a Tenant Charge is not included</u>	<u>0.00</u>	
<u>7) Payroll Taxes: Calculated on a Separate Budget Sheet</u>	<u>0.00</u>	
<u>8) One Time Bonus Paid to Each Employee per the Union Contract</u>	<u>0.00</u>	
<u>9) Budget Adjustment (To Round Off The Total Amount)</u>	<u>-337.91</u>	
<u>10)</u>	<u>0.00</u>	

**40 Wall Street
Fire Safety Directors Payroll
2015**

Based on 32BJ Bulletin

Payroll

Name	Title	Annual Hours	Straight Rate	Overtime Rate	Annual Rate of Pay	Start Date
1 Martinez, Roy	Fire Safety Director	2080	\$ 26,085.00	\$ 39,128.00	\$ 54,256.80	2/4/2002
2 Williams, Alton Sanford **	Deputy FSD (Swing)	2080	\$ 23,923.00	\$ 35,885.00	\$ 54,735.82	12/5/2005
3 Alexander, Michael	Deputy FSD	2080	\$ 23,923.00	\$ 35,885.00	\$ 49,759.84	1/22/2001
4 4th FSD	Deputy FSD	2080	\$ 23,923.00	\$ 35,885.00	\$ 49,759.84	

COVERAGE (Based on Regular Time - Not Overtime)

Vacation Hours	Vacation Cost	Holiday Hours	Holiday Cost	Sick Hours	Sick Cost	Floater & Personal Hours	Floater & Personal Cost	Clinic Hours	Clinic Cost
168	\$ 4,382.28	80	\$ 2,086.80	80	\$ 2,086.80	16	\$ 417.36	16	\$ 417.36
120	\$ 2,870.76	80	\$ 1,913.84	80	\$ 1,913.84	16	\$ 382.77	16	\$ 382.77
120	\$ 2,870.76	80	\$ 1,913.84	80	\$ 1,913.84	16	\$ 382.77	16	\$ 382.77
80	\$ 1,913.84	80	\$ 1,913.84	80	\$ 1,913.84	16	\$ 382.77	16	\$ 382.77
488	\$ 12,037.64	320	\$ 7,828.32	320	\$ 7,828.32	64	\$ 1,565.66	64	\$ 1,565.66

** Alton Williams works 32 Straight Hours and 8 Premium Hours every Week.

** Alton Williams is also the swing man. He fills in for anyone taking a Vacation, Clinic or Sick Day..

Annual Payroll \$ 208,512.30

Additional Coverage \$ 30,825.61 ←

Overtime \$ - I leave this blank Since I have over Budgeted in Additional Coverage due to The Swing Man.

Arturo Edwards retired in 2012. I am not maintaining the 11 00pm to 7 00am FSD Shift.

\$ 239,337.91

This coverage is mostly handled on Straight time by Swing man Alton Williams

Payroll Taxes				Security Directors Salary			
Listed on Separate Budget Sheets	FICA - 53004	7.6500%	\$ 18,309.35	7.650% - 6.2% of the first \$106,800.00 of each individual payroll plus 1.45% of all payroll.	FICA - 53004	\$ 4,590.00	\$ 60,000.00
	FUI - 53011	0.8000%	\$ 168.00	Based on Number of Employees x \$7,000.00	FUI - 53011	\$ 56.00	
	SUI - 53005	4.0250%	\$ 1,026.38	Based on Number of Employees x \$8,500.00	SUI - 53005	\$ 342.13	
	Disability - 53013	\$ 148.80	\$ 446.40	Based on Number of Employees	Disability - 53013	\$ 148.80	
Workers Compensation (Averaged)	Provided by S. Lennig			Workers Compensation (Averaged)	0		
General Liability (Averaged)	Provided by S. Lennig			General Liability (Averaged)	0		
				\$ 65,136.93 Total Salary			

H.P.A. Fund Total	\$ 87,019.36	←
Unused Sick Days (Page 47):	\$ -	Our FSD's seem to use their sick days.
One Time Bonus paid per the Contract:	\$ -	
FSD Bonus - Split between all FSD's (page 59):	\$ 500.00	
Perfect Attendance Bonus per Contract (page 47):	\$ 500.00	\$125 x 4 Men. Not really used.

Total Payroll \$ 586,645.31

Local 32 B/J: Health / Pension / Annuity / Sick & Training Funds (H.P.A. Fund) - Calculated Annually NOT Hourly

Name	Health and Benefits	Pension	SRSF / Annuity	Legal Fund	Training	Total Hours	Total H P A Fund
Cost per Hour	\$ 7.49	\$ 2.47	\$ 0.33	\$ 0.10	\$ 0.08		\$ 10.46
Cost per Year *	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60		
1 Martinez, Roy	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,800	\$ 21,754.84
2 Williams, Alton Sanford **	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,848	\$ 21,754.84
3 Alexander, Michael	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,848	\$ 21,754.84
4 4th FSD	\$ 15,574.64	\$ 5,135.00	\$ 676.00	\$ 199.60	\$ 169.60	1,888	\$ 21,754.84
	\$ 62,298.56	\$ 20,540.00	\$ 2,704.00	\$ 798.40	\$ 678.40		\$ 87,019.36 →

"SRSF / Annuity" stands for: Supplemental Retirement Savings Fund (Page 42 & 43 in the book).

* All amounts come directly from the "Cleaning Staff" Payroll Spreadsheet.

40 Wall Street
FIRE SAFETY DIRECTOR SCHEDULE -

<u>LAST NAME</u>	<u>POST</u>	<u>MONDAY</u>	<u>TUESDAY</u>	<u>WEDNESDAY</u>	<u>THURSDAY</u>	<u>FRIDAY</u>	<u>SATURDAY</u>	<u>SUNDAY</u>
MARTINEZ, R		0700-1600	0700-1600	0700-1600	0700-1600	0700-1600	OFF	OFF
WILLIAMS, A	<i>Swing man</i>	OFF	0730-1630	0730-1630	0730-1630	0730-1630	0700-1500	OFF
ALEXANDER, M		1530-2330	1530-2330	1530-2330	1530-2330	1530-2330	OFF	OFF
<i>This Shift Was Eliminated in April 2012, But will be restored in 2015</i>		2315-0715	2315-0715	2315-0715	2315-0715	2315-0715	OFF	OFF

Since there are less than 100 people in the building after 10:00 pm, I eliminated the Midnight Shift.

It will be restored in 2015.

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 670.00

Security & Life Safety

\$/SF: 0.00

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Employee Benefit: (Local 32BJ) Training

G. R. A. : 1,166,898

GL NO.: 51512

JANUARY 51.54

JULY 51.54

FEBRUARY 38.65

AUGUST 51.54

MARCH 64.42

SEPTEMBER 64.42

APRIL 51.54

OCTOBER 64.42

MAY 51.54

NOVEMBER 51.54

JUNE 64.42

DECEMBER 64.42

ASSUMPTIONS:

Please see Attached "Fire Safety Directors" Payroll Calculation Sheet for Benefit Details.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Local 32 BJ Fire Safety Directors Benefit - Training	678.40	670.00
2)	0.00	
3) Budget Adjustment (To Round Off The Total Amount)	-8.40	
4)	0.00	
5)	0.00	
6)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

TOTAL \$: 2,700.00

Security & Life Safety

\$/SF: 0.00

GRA (EXCLUDES RETAIL & 2ND FLOOR)

ACCOUNT NAME: Employee Benefit: (Local 32BJ) Annuity

G. R. A. : 1,166,898

GL NO.: 51513

JANUARY 207.69

JULY 207.69

FEBRUARY 155.77

AUGUST 207.69

MARCH 259.62

SEPTEMBER 259.62

APRIL 207.69

OCTOBER 259.62

MAY 207.69

NOVEMBER 207.69

JUNE 259.62

DECEMBER 259.62

ASSUMPTIONS:

Please see Attached "Fire Safety Directors" Payroll Calculation Sheet for Benefit Details.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Local 32 BJ - Fire Safety Directors Benefit - Annuity	2,704.00	2,700.00
2)	0.00	
3) Budget Adjustment (To Round Off The Total Amount)	-4.00	
4)	0.00	
5)	0.00	
6)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Security & Life Safety</u> ACCOUNT NAME: <u>Employee Benefit: (Local 32BJ) Pension</u> GL NO.: <u>51514</u>	TOTAL \$: <u>20,600.00</u> \$/SF: <u>0.02</u> <small style="display: block; text-align: center;">GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
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<u>JANUARY</u> <u>1,584.62</u>	<u>JULY</u> <u>1,584.62</u>
<u>FEBRUARY</u> <u>1,188.46</u>	<u>AUGUST</u> <u>1,584.62</u>
<u>MARCH</u> <u>1,980.77</u>	<u>SEPTEMBER</u> <u>1,980.77</u>
<u>APRIL</u> <u>1,584.62</u>	<u>OCTOBER</u> <u>1,980.77</u>
<u>MAY</u> <u>1,584.62</u>	<u>NOVEMBER</u> <u>1,584.62</u>
<u>JUNE</u> <u>1,980.77</u>	<u>DECEMBER</u> <u>1,980.77</u>

ASSUMPTIONS:

Please see Attached "Fire Safety Directors" Payroll Calculation Sheet for Benefit Details.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Local 32 BJ - Fire Safety Directors Benefit - Pension</u>	<u>20,540.00</u>	<u>20,600.00</u>
<u>2)</u>	<u>0.00</u>	
<u>3) Budget Adjustment (To Round Off The Total Amount)</u>	<u>60.00</u>	
<u>4)</u>	<u>0.00</u>	
<u>5)</u>	<u>0.00</u>	
<u>6)</u>	<u>0.00</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Security & Life Safety</u> ACCOUNT NAME: <u>Employee Benefit: (Local 32BJ) Welfare</u> GL NO.: <u>51516</u>	TOTAL \$: <u>62,000.00</u> \$/SF: <u>0.05</u> <small style="text-align: center;">GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
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<u>JANUARY</u> <u>4,769.23</u>	<u>JULY</u> <u>4,769.23</u>
<u>FEBRUARY</u> <u>3,576.92</u>	<u>AUGUST</u> <u>4,769.23</u>
<u>MARCH</u> <u>5,961.54</u>	<u>SEPTEMBER</u> <u>5,961.54</u>
<u>APRIL</u> <u>4,769.23</u>	<u>OCTOBER</u> <u>5,961.54</u>
<u>MAY</u> <u>4,769.23</u>	<u>NOVEMBER</u> <u>4,769.23</u>
<u>JUNE</u> <u>5,961.54</u>	<u>DECEMBER</u> <u>5,961.54</u>

ASSUMPTIONS:

Please see Attached "Fire Safety Directors" Payroll Calculation Sheet for Benefit Details.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Local 32 BJ - Fire Safety Directors Benefit - Welfare</u>	<u>62,298.56</u>	<u>62,000.00</u>
<u>2)</u>	<u>0.00</u>	
<u>3) Budget Adjustment (To Round Off The Total Amount)</u>	<u>-298.56</u>	
<u>4)</u>	<u>0.00</u>	
<u>5)</u>	<u>0.00</u>	
<u>6)</u>	<u>0.00</u>	
<u>7)</u>	<u>0.00</u>	
<u>8)</u>	<u>0.00</u>	
<u>9)</u>	<u>0.00</u>	
<u>10)</u>	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Security & Life Safety</u>	TOTAL \$: <u>800.00</u> \$/SF: <u>0.00</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Employee Benefit: (Local 32BJ) Legal</u>	
GL NO.: <u>51524</u>	

JANUARY <u>61.54</u>	JULY <u>61.54</u>
FEBRUARY <u>46.15</u>	AUGUST <u>61.54</u>
MARCH <u>76.92</u>	SEPTEMBER <u>76.92</u>
APRIL <u>61.54</u>	OCTOBER <u>76.92</u>
MAY <u>61.54</u>	NOVEMBER <u>61.54</u>
JUNE <u>76.92</u>	DECEMBER <u>76.92</u>

ASSUMPTIONS:

Please see Attached "Fire Safety Directors" Payroll Calculation Sheet for Benefit Details.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Local 32 BJ - Fire Safety Directors Benefit - Legal	798.40	800.00
2)	0.00	
3) Budget Adjustment (To Round Off The Total Amount)	1.60	
4)	0.00	
5)	0.00	
6)	0.00	
7)	0.00	
8)	0.00	
9)	0.00	
10)	0.00	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>74,000.00</u>
<u>Security & Life Safety</u>	\$/SF: <u>0.06</u>
ACCOUNT NAME: <u>Fire (& Security) System</u>	<small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>
GL NO.: <u>52519</u>	G. R. A. : <u>1,166,898</u>
	Engineering

<u>JANUARY</u> <u>6,166.67</u>	<u>JULY</u> <u>6,166.67</u>
<u>FEBRUARY</u> <u>6,166.67</u>	<u>AUGUST</u> <u>6,166.67</u>
<u>MARCH</u> <u>6,166.67</u>	<u>SEPTEMBER</u> <u>6,166.67</u>
<u>APRIL</u> <u>6,166.67</u>	<u>OCTOBER</u> <u>6,166.67</u>
<u>MAY</u> <u>6,166.67</u>	<u>NOVEMBER</u> <u>6,166.67</u>
<u>JUNE</u> <u>6,166.67</u>	<u>DECEMBER</u> <u>6,166.67</u>

ASSUMPTIONS:

The Class "E" System hasn't been upgraded since 1995. There is a budgetary number NOTED under the Capital Items Sheet.

The "Emergency Action Plan" is a cost to have Evacuation Drills from the Building, While Fire Drills are a separate drill.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>1) Class "E" System Contract: Case Acme</u>	<u>24,500.00</u>	<u>74,000.00</u>
<u>2) Central Station: AFA</u>	<u>1,700.00</u>	
<u>3) Tenant Fire Drills: Croker Fire Protection</u>	<u>5,000.00</u>	
<u>4) Emergency Action Plan - Drills: Croker Fire Protection</u>	<u>5,000.00</u>	
<u>5) Non Contract Repairs: Case Acme</u>	<u>19,800.00</u>	How often should we replace the battery backups? Last done in 2011.
<u>6) Photoluminescent Stairwell Markings: Maintenance</u>	<u>5,000.00</u>	
<u>7.) 5 Year Sprinkler / Standpipe Test last performed 2013 Next Date: 2018. Estimated cost \$25,000.00.</u>	<u>0.00</u>	
<u>8.) Annual Class for CPR & Defibrillator Plus Literature (All of Security Staff, Engineers and FSD's.)</u>	<u>3,000.00</u>	
<u>9) Frames for the Fire Warden Stations on each Floor</u>	<u>1,000.00</u>	
<u>10) Fire Extinguisher Inspections & Testing</u>	<u>9,000.00</u>	2012 Actual was \$8,300.00

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u> <u>Security & Life Safety</u>	TOTAL \$: <u>3,000.00</u> \$/SF: <u>0.00</u> <small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small> G. R. A. : <u>1,166,898</u>
ACCOUNT NAME: <u>Time Recorder</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52520</u>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Engineering</div>

JANUARY <u>250.00</u>	JULY <u>250.00</u>
FEBRUARY <u>250.00</u>	AUGUST <u>250.00</u>
MARCH <u>250.00</u>	SEPTEMBER <u>250.00</u>
APRIL <u>250.00</u>	OCTOBER <u>250.00</u>
MAY <u>250.00</u>	NOVEMBER <u>250.00</u>
JUNE <u>250.00</u>	DECEMBER <u>250.00</u>

ASSUMPTIONS:

The Stromberg Finger Print Recognition System was installed in 2009. It did not completely eliminate the time clock and the Time Cards. - We switched to the Paychex System in 2013. Maintenance for Paychex seems to have doubled.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Time Clock Contract: Simplex	<u>300.00</u>	<u>3,000.00</u>
2) Time Cards (Approximately 2,000)	<u>100.00</u>	
3) Time Clock: Non Contract Maintenance	<u>600.00</u>	
4) Paychex Finger Print Recognition System - Maintenance	<u>2,000.00</u>	
5)	<u>0.00</u>	
6) Budget Adjustment (To Round Off The Total Amount)	<u>0.00</u>	
7)	<u>0.00</u>	
8)	<u>0.00</u>	
9)	<u>0.00</u>	
10)	<u>0.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: <u>40 WALL STREET</u>	TOTAL \$: <u>40,000.00</u>
<u>Security & Life Safety</u>	\$/SF: <u>0.03</u>
ACCOUNT NAME: <u>Security Equipment</u>	G. R. A. : <u>1,166,898</u>
GL NO.: <u>52558</u>	<small>GRA (EXCLUDES RETAIL & 2ND FLOOR)</small>

JANUARY <u>3,333.33</u>	JULY <u>3,333.33</u>
FEBRUARY <u>3,333.33</u>	AUGUST <u>3,333.33</u>
MARCH <u>3,333.33</u>	SEPTEMBER <u>3,333.33</u>
APRIL <u>3,333.33</u>	OCTOBER <u>3,333.33</u>
MAY <u>3,333.33</u>	NOVEMBER <u>3,333.33</u>
JUNE <u>3,333.33</u>	DECEMBER <u>3,333.33</u>

ASSUMPTIONS:

The Building Purchases approximately 1,600 ID Cards at \$ 5.00 each which we resell to the Tenants at \$15.00 each. We use about 12 Printer Ribbons at \$ 165.00 each. Some of the Building Cameras have exceeded their useful life (\$495.00 each). We need 500 rolls of Security (Visitor) Badges at \$16.50 per roll for Workspeed.

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
1) Security Equipment Contract: Maintenance (Maintained on T&M)	<u>0.00</u>	<u>40,000.00</u>
2) KeyTrack System Contract: (System Upgraded in 2011)	<u>1,000.00</u>	
3) Building Access ID Cards (1,600 cards @ \$5.00 each)	<u>8,000.00</u>	
4) Labels for Workspeed - Visitor Badges (500 rolls @ \$16.50 per)	<u>8,250.00</u>	
5) Printer Ribbon: Building Access ID Card Printer. (18 Ribbons @ \$63.00 each.)	<u>1,134.00</u>	
6) Camera Replacement: Cost includes Installation & Extra cameras	<u>20,000.00</u>	
7) Public Relations Lunches: Local Police Department	<u>400.00</u>	
8) Facility Control Device: Touch Probe - Maintenance & Service.	<u>700.00</u>	
9) Upgrade Keytrack or replace it with Morse Watchman	<u>0.00</u>	10,000
10) Budget Adjustment (To Round Off The Total Amount)	<u>516.00</u>	

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

 ACCOUNT NAME: Capital Improvements

 GL NO.: 16116

TOTAL \$: 1,305,000.00

 \$/SF: 1.12

GRA (EXCLUDES RETAIL & 2ND FLOOR)
 G. R. A. : 1,166,898

Engineering

JANUARY 108,750.00

FEBRUARY 108,750.00

MARCH 108,750.00

APRIL 108,750.00

MAY 108,750.00

JUNE 108,750.00

JULY 108,750.00

AUGUST 108,750.00

SEPTEMBER 108,750.00

OCTOBER 108,750.00

NOVEMBER 108,750.00

DECEMBER 108,750.00

ASSUMPTIONS:

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<u>Elevators</u>		
1) _____	0.00	<u>1,305,000.00</u>
2) _____	0.00	
<u>Fire Alarm Systems</u>		
3) Class "E" Fire Alarm System Replacement _____	<u>1,250,000.00</u>	
<u>Waterproofing & Roof Replacement</u>		
4) Hip Roof Complete Repair & Waterproofing - \$550,000.00 Should be considered in 2029. (We have a 20 Year warranty) _____	0.00	
5) 26th Floor Parapet & Setback Roof		
Parapet - \$225,000.00	0.00	
Wall Street - Sidewalk Bridging \$60,000.00	0.00	
6) 35th Floor Water Penetration		
Replace the 35th Floor Sheds \$100,000.00	0.00	
7) Set Back Roof Repair for 26th Floor - North West Corner. (Cooling Tower Roof) \$130,000.00	0.00	
<u>Security</u>		
8) Security Cameras - New Installations _____	<u>55,000.00</u>	
9) Entrance Security Turnstile System - \$300,000.00	0.00	

HVAC Maintenance

10) _____ 0.00

Various Building Issues

12.) Seal all Openings in Electric Swithgear Rooms
& Core Closets - \$300,000.00 _____ 0.00

13) Repair Wall Street Façade (Rail Installation) - \$25,000.00 _____ 0.00

Electrical

14) _____ 0.00

15) Budget Adjustment (To Round Off The Total Amount) _____ 0.00

2015 BUDGET WORKSHEET

PROPERTY NAME: 40 WALL STREET

 ACCOUNT NAME: Capital Improvements

 GL NO.: 16116

TOTAL \$: 1,305,000.00

 \$/SF: 1.12

GRA (EXCLUDES RETAIL & 2ND FLOOR)
 G. R. A. : 1,166,898

JANUARY 108,750.00

 FEBRUARY 108,750.00

 MARCH 108,750.00

 APRIL 108,750.00

 MAY 108,750.00

 JUNE 108,750.00

JULY 108,750.00

 AUGUST 108,750.00

 SEPTEMBER 108,750.00

 OCTOBER 108,750.00

 NOVEMBER 108,750.00

 DECEMBER 108,750.00

ASSUMPTIONS:

SUMMARY OF COMPONENTS:

DETAIL	COST	TOTAL
<i>Elevators</i>		
1) _____	0.00	1,305,000.00
2) _____	0.00	
<i>Fire Alarm Systems</i>		
3) Class "E" Fire Alarm System Replacement _____	1,250,000.00	
<i>Security</i>		
4) Security Cameras - New Installations _____	55,000.00	
5) Budget Adjustment (To Round Off The Total Amount) _____	0.00	