Lincoln Property Company
Property: One Texas Center (RA1022)
For the month ended July 31, 2016

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LINCOLN PROPERTY COMP.

Activity Reconciliation Report

7/1/2016 to 7/31/2016

Property : ONE TEXAS CENTER
RA1022 505 Barton Springs Road
Austin, TX 78704

Unit Ref. Num	Suite	Name / Chrg Description	Beginning Balance	Charges and Adj	Payments and Adj	Payment Date	Ending Balance	Deposits / Lease Term
RA1022-100		City of Austin						0.00
	OBR	OFFICE BASE RENT	0.00	309,144.00	309,144.00	7/15/2016	0.00	
	TRH	TENANT BILLBACK - HVAC	0.00	560.00	0.00		560.00	
	RPT	TENANT REBILL PROJECTS	0.00	65,337.68	65,337.68	7/15/2016	0.00	
	TRO	TENANT REBILL-OTHER	0.00	3,726.36	271.64	7/15/2016	3,454.72	
			0.00	378,768.04	374,753.32		4,014.72	

LINCOLN PROPERTY COMP.

Activity Reconciliation Report

7/1/2016 to 7/31/2016

Property : ONE TEXAS CENTER
RA1022 505 Barton Springs Road
Austin, TX 78704

Unit Ref. Num	Suite	Name / Chrg Description	Beginning Balance	Charges and Adj	Payments and Adj	Payment Date	Ending Balance	Deposits / Lease Term
Property Totals :								0.00
		OBR OFFICE BASE RENT	0.00	309,144.00	309,144.00		0.00	
		TRH TENANT BILLBACK - HVAC	0.00	560.00	0.00		560.00	
		RPT TENANT REBILL PROJECTS	0.00	65,337.68	65,337.68		0.00	
		TRO TENANT REBILL-OTHER	0.00	3,726.36	271.64		3,454.72	
			0.00	378,768.04	374,753.32		4,014.72	

Aging Report
(Detailed)

Property : ONE TEXAS CENTER
RA1022 Austin, TX 78704

as of 07/31/2016

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	100	City of Austin	0.00	4,014.72	4,014.72			

CHARGE CODE	CHARGE DESCRIPTION	CHARGE DATE	
TRH	1000-6800-8790-5860	07/01/2016	40.00
TRH	1000-5300-7746-6121	07/01/2016	320.00
TRH	1000-5300-7746-6121	07/01/2016	200.00
TRO	5100-6300-8781-5860	07/01/2016	365.00
TRO	1000-6800-8790-6383	07/01/2016	117.55
TRO	1000-5300-8790-6383	07/01/2016	1,629.00
TRO	1000-5300-8790-5860	07/01/2016	485.00
TRO	1000-5300-8790-5860	07/01/2016	410.00
TRO	1000-5300-7733-6383	07/01/2016	31.06
TRO	1000-5300-7726-6383	07/01/2016	417.11

Aging Report
(Detailed)

Property : ONE TEXAS CENTER
RA1022 Austin, TX 78704

as of 07/31/2016

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
PROPERTY TOTALS			0.00	4,014.72	4,014.72	0.00	0.00	0.00

CHARGE CODE	CHARGE DESCRIPTION	CHARGE TOTAL	
TRO	TENANT REBILL-OTHER	3,454.72	3,454.72
TRH	TENANT BILLBACK - HVAC	560.00	560.00

Rent Roll Report

Property : ONE TEXAS CENTER

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
RA1022-100	City of Austin	309,144.00	212,995	17.42/yr 1.45/mth			0.00
RA1022-1075	Lincoln Property Company	0.00	750	0.00/yr 0.00/mth			0.00
RA1022-110	Velocity Credit Union	120.00	0	0.00/yr 0.00/mth			0.00

PROPERTY TOTALS :

Total Occupied Rents	309,264.00
Total Vacant Rents	0.00
Total Gross Rents	309,264.00
Total Square Footage	213,745
Average Rent/Sq. Ft. /Yr.	17.36
Average Rent/Sq. Ft. /Mth	1.45
Total Security Deposits	0.00

____Percentage of Occupied Units____

Total Occupied Units	3
Total Vacant Units	0
Total Units	3
Percentage Occupied	100%

____ Percentage of Occupied Sq. Feet __

Total Occupied Sq. Feet	213,745
Total Vacant Sq. Feet	0
Total Square Footage	213,745
Percentage Occupied	100%

Rent Roll Report

Property : ONE TEXAS CENTER

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held

GRAND TOTALS :

		Percentage of Occupied Units	
Total Occupied Rents	309,264.00	Total Occupied Units	3
Total Vacant Rents	0.00	Total Vacant Units	0
Total Gross Rents	309,264.00	Total Units	3
Total Square Footage	213,745	Percentage Occupied	100%
Average Rent/Sq. Ft. /Yr.	17.36	**Percentage of Occupied Sq. Feet**	
Average Rent/Sq. Ft. /Mth	1.45	Total Occupied Sq. Feet	213,745
Total Security Deposits	0.00	Total Vacant Sq. Feet	0
		Total Square Footage	213,745
		Percentage Occupied	100%

LINCOLN PROPERTY COMP.

Detailed Rent Roll

7/1/2016 to 7/31/2016
Property: ONE TEXAS CENTER
Austin, TX 78704

UNIT REFERENCE NUMBER	OCCUPANT NAME AND ADDRESS	DEPOSITS HELD	PREVIOUS BALANCE	CURRENT BALANCE	TRANSACTIONS IN SELECTED RANGE AMOUNT	DESCRIPTION
RA1022-100	City of Austin	0.00	0.00	4,014.72		
	505 Barton Springs Road Suite 1075				309,144.00	OFFICE BASE RENT
					735.70	8560-7407-0020-5860
					1,345.47	8560-7407-0020-5860
					239.71	8560-7407-0020-5560
					35,686.40	8560-4307-1001-5560
					176.00	8560-4307-1001-5560
					833.11	8560-4307-1001-5560
					1,850.00	8560-4307-1001-9041
					5,193.90	8560-7407-0020-5280
					4,514.40	8560-4307-1001-5520
					10,378.82	8560-4307-1001-5520
					200.00	1000-5300-7746-6121
					320.00	1000-5300-7746-6121
					40.00	1000-6800-8790-5860
					417.11	1000-5300-7726-6383
					31.06	1000-5300-7733-6383
					410.00	1000-5300-8790-5860
					485.00	1000-5300-8790-5860
					1,629.00	1000-5300-8790-6383
					117.55	1000-6800-8790-6383
					365.00	5100-6300-8781-5860
					13.97	5125-2400-7781-7610
					113.85	5150-4300-7020-5860
					29.97	5150-7400-7090-6383
					113.85	8400-6207-8134-5860
					116.04	8560-7407-0020-5280 CM fee
					1,834.78	8560-4307-1001-5560 CM fee
					92.50	8560-4307-1001-5560 CM fee
					2,340.85	8560-4307-1001-5560 CM fee
					(309,144.00)	Pymt. Batch 616 Check 4265545
					(271.64)	Pymt. Batch 616 Check 4265546
					(2,436.92)	Pymt. Batch 616 Check 4265547
					(38,530.29)	Pymt. Batch 616 Check 4265548
					(1,942.50)	Pymt. Batch 616 Check 4265549
					(5,193.90)	Pymt. Batch 616 Check 4265550
					(4,514.40)	Pymt. Batch 616 Check 4265551
					(10,378.82)	Pymt. Batch 616 Check 4265552
					(2,340.85)	Pymt. Batch 616 Check 4265553
RA1022-1075	Lincoln Property Company	0.00	0.00	0.00		
	505 Barton Springs Road Suite 1075				0.00	
RA1022-110	Velocity Credit Union	0.00	0.00	0.00		
	505 Barton Springs Road Suite 1075				0.00	

LINCOLN PROPERTY COMP.

Detailed Rent Roll

7/1/2016 to 7/31/2016
Property: ONE TEXAS CENTER
Austin, TX 78704

UNIT REFERENCE NUMBER	OCCUPANT NAME AND ADDRESS	DEPOSITS HELD	PREVIOUS BALANCE	CURRENT BALANCE	TRANSACTIONS IN SELECTED RANGE AMOUNT	DESCRIPTION

PROPERTY TOTALS :

OBR	OFFICE BASE RENT	309,144.00
RPT	TENANT REBILL PROJECTS	65,337.68
TRH	TENANT BILLBACK - HVAC	560.00
TRO	TENANT REBILL-OTHER	3,726.36

Total Current Charges	378,768.04
Previous Balance	0.00
Cash Received	(374,753.32)
Checks Removed	0.00
Deposits Forfeited	0.00
NSF Checks	0.00
Deposits Decreased	0.00
Open Credits Refunded	0.00
Accounts Receivable Balance	4,014.72
Security Deposits Held	0.00

LINCOLN PROPERTY COMP.

Commercial Rent Roll

REPORT DATE FROM 7/1/2016 TO 7/31/2016

PROPERTY: ONE TEXAS CENTER

OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM FROM	LEASE TERM TO	UNIT INFO BASE RENT	PRORATED BASE RENT ANNUAL	RENT PER SQ FT/YR	BASE RENT INCREASE	BASE RENT INCREASE AMOUNT	OPERATING EXPENSE MONTH	OPERATING EXPENSE SQ FT/YR	REAL ESTATE TAX MONTH	REAL ESTATE TAX SQ FT/YR	OTHER EXPENSE MONTH	OTHER EXPENSE SQ FT/YR	GROSS RENTS TOTAL	GROSS RENTS SQ FT/YR
City of Austin	RA1022-100-CU	212,995			309,144.00	3,709,728.00	17.42	11/01/2015	309,144.00	0.00	0.00	0.00	0.00	0.00	0.00	309,144.00	17.42
Lincoln Property Company	RA1022-1075-CU	750			0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Velocity Credit Union	RA1022-110-CU	0			120.00	1,440.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00
PROPERTY TOTALS		213,745			309,264.00	3,711,168.00	17.36			0.00	0.00	0.00	0.00	0.00	0.00	309,264.00	17.36

Total Occupied Square Feet : 213,745

Total Vacant Square Feet : 0

LINCOLN PROPERTY COMP.

Commercial Rent Roll

REPORT DATE FROM 7/1/2016 TO 7/31/2016

GRAND TOTALS FOR ALL THE PROPERTIES

OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM FROM	LEASE TERM TO	UNIT INFO BASE RENT	PRORATED BASE RENT ANNUAL	RENT PER SQ FT/YR	BASE RENT INCREASE	BASE RENT INCREASE AMOUNT	OPERATING EXPENSE MONTH	OPERATING EXPENSE SQ FT/YR	REAL ESTATE TAX MONTH	REAL ESTATE TAX SQ FT/YR	OTHER EXPENSE MONTH	OTHER EXPENSE SQ FT/YR	GROSS RENTS TOTAL	GROSS RENTS SQ FT/YR
GRAND TOTALS		213,745			309,264.00	3,711,168.00	17.36			0.00	0.00	0.00	0.00	0.00	0.00	309,264.00	17.36

Total Occupied Square Feet : 213,745

Total Vacant Square Feet : 0

LINCOLN PROPERTY COMP.

Cash Journal

Property : ONE TEXAS CENTER

7/1/2016 thru 7/31/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount
RA1022-100	City of Austin	CASH	Pymt. Batch 616 Check [redacted]	7/15/16	309,144.00
		CASH	Pymt. Batch 616 Check [redacted]	7/15/16	271.64
		CASH	Pymt. Batch 616 Check [redacted]	7/15/16	2,436.92
		CASH	Pymt. Batch 616 Check [redacted]	7/15/16	38,530.29
		CASH	Pymt. Batch 616 Check [redacted]	7/15/16	1,942.50
		CASH	Pymt. Batch 616 Check [redacted]	7/15/16	5,193.90
		CASH	Pymt. Batch 616 Check [redacted]	7/15/16	4,514.40
		CASH	Pymt. Batch 616 Check [redacted]	7/15/16	10,378.82
		CASH	Pymt. Batch 616 Check [redacted]	7/15/16	2,340.85
					374,753.32

PROPERTY TOTALS:

Total Checks and Cash Received	374,753.32
Total Checks Removed	0.00
Total Overpayment Refunds	0.00
Total NSF Checks	0.00
Deposit Refunds	0.00

TOTAL CHECKS AND CASH RECEIVED :

	Chrg Code	Total Amount
OFFICE BASE RENT	OBR	309,144.00
TENANT REBILL PROJECTS	RPT	65,337.68
TENANT REBILL-OTHER	TRO	271.64
	Total	374,753.32

Cash Journal

7/1/2016 thru 7/31/2016

Unit Ref. Number	Name	Type	Description	Date Received	Amount

GRAND TOTALS:

Total Checks and Cash Received	374,753.32
Total Checks Removed	0.00
Total Overpayment Refunds	0.00
Total NSF Checks	0.00
Deposit Refunds	0.00

TOTAL CHECKS AND CASH RECEIVED :

	Chrg Code	Total Amount
OFFICE BASE RENT	OBR	309,144.00
TENANT REBILL PROJECTS	RPT	65,337.68
TENANT REBILL-OTHER	TRO	271.64
	Total	374,753.32

AP Expense Distribution

RA1022 - Lincoln Property Company CSE Inc. Agent For

For Cash Account : All
From 7/1/2016 To 7/31/2016

GL Account / Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
4110-0000 Electric						
02115	CITYA - CITY OF AUSTIN	6/7-7/8/16 electric	464781544	[redacted]	31,684.69	
02115	CITYA - CITY OF AUSTIN	6/1-7/1/16 EV credits	464781544	[redacted]	(107.73)	31,576.96
4120-0000 Water and Sewer						
02114	CITYA - CITY OF AUSTIN	6/7-7/8/16 water	287888116	[redacted]	5,575.48	5,575.48
4220-0000 Postage/Delivery						
02118	LONES - LONE STAR OVERNIGHT, L.P.	overnight delivery service	5892991	[redacted]	28.26	28.26
4225-0000 Telephone						
02071	ATT - AT&T	6/23-7/22/16 misc lines	673406231	[redacted]	156.49	
02072	ATT - AT&T	6/23-7/22/16 misc lines	702506231	[redacted]	135.90	
02073	ATT - AT&T	6/23-7/22/16 misc lines	703906231	[redacted]	193.86	
02105	STERI - STERICYCLE COMMUNICATION	7/1-7/31/16 service	801036935	[redacted]	77.32	
02109	SPRIN - SPRINT	5/10-6/9/16 cell phones	227661316	[redacted]	261.89	
02110	SPRIN - SPRINT	5/10-6/9/16 cell phones	227661316	[redacted]	(261.89)	
02128	SPRIN - SPRINT	6/10-7/9/16 cell phones	227661316	[redacted]	261.89	825.46
4230-0000 Misc Administration						
01446	ANGUS - ANGUS SYSTEMS GROUP, INC.	Project #2015213-08	recurring	[redacted]	377.96	
02067	ANGUS - ANGUS SYSTEMS GROUP, INC.	Project #2015213-08	recurring	[redacted]	(377.96)	
02103	PETTY - CAROL SAPSTEAD	petty cash receipts	07122016	[redacted]	51.91	51.91
4400-0000 Building Repairs						
02074	CAPBL - CAPITOL BLIND & DRAPERY	repl 2nd fl blind	16220	[redacted]	145.00	
02100	MCMAS - MCMASTER-CARR SUPPLY CO	water filters	67465632	[redacted]	320.33	
02125	QUALC - QUAL-CON GENERAL CONTRA	replace delivery door	16304	[redacted]	4,968.00	5,433.33
4415-0000 Plumbing						
02083	WATTI - WATTINGER SERVICE CO., IN	repl 4th fl insta-hot	1020239	[redacted]	640.04	
02099	MARKS - MARK'S PLUMBING PARTS & C	10 urinal kits	1528916	[redacted]	238.01	
02107	WESTM - THE JOE WESTMORELAND CO,	4th fl - clrd cust sink clog	16066	[redacted]	468.75	
02108	WESTM - THE JOE WESTMORELAND CO,	4th fl - cleared RR clog	16071	[redacted]	428.50	1,775.30
4420-0000 HVAC						
01468	CAQUA - CHEM-AQUA, INC.	Contract #USA81857	recurring	[redacted]	445.17	
02073	ATT - AT&T	6/23-7/22/16 misc lines	703906231	[redacted]	96.93	
02131	WATTI - WATTINGER SERVICE CO., IN	chiller PM 7/1-9/30/16	1020335	[redacted]	983.50	1,525.60
4425-0000 Keys & Locks						
02086	COTHR - COTHRANS SAFE AND LOCK	Ste 730 - door lock repair	172421 730	[redacted]	32.33	32.33
4435-0000 Roof/Structural						
02066	FWRSI - TEXAS 5TH WALL ROOFING	rep sealant @ west drain	4578	[redacted]	291.64	291.64
4465-0000 Miscellaneous Repairs						
02112	AUSPW - AUSTIN HLK, INC.	p. wash walkways	16912	[redacted]	275.00	275.00
4502-0000 Landscaping/Interior						
02124	PLAIN - PLANT INTERSCAPES, INC.	3rd qtr int plant maint	221618	[redacted]	236.26	236.26
4505-0000 Landscaping/Exterior						
01500	TERRA - TERRA SYSTEMS	One Texas Center grounds	recurring	[redacted]	1,945.31	
02106	TERRA - TERRA SYSTEMS	rem broken tree @ S. 1st	8403	[redacted]	250.00	
02129	TERRA - TERRA SYSTEMS	install curved benches @ front	07212016	[redacted]	5,828.20	
02130	TERRA - TERRA SYSTEMS	trimmed Live Oak	8389	[redacted]	350.00	8,373.51
4510-0000 Trash						
01512	TEXDI - TEXAS DISPOSAL SYSTEMS	Customer #1-0010234 0	recurring	[redacted]	444.00	444.00
4515-0000 Pest Control						

AP Expense Distribution

RA1022 - Lincoln Property Company CSE Inc. Agent For

For Cash Account : All
From 7/1/2016 To 7/31/2016

GL Account / Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
02008	ORKIN - ORKIN INC.	Account #D-3251862	recurring	[redacted]	208.09	208.09
4522-0000 Uniforms						
02081	UNIFH - UNIFRST HOLDINGS INC.	5/30-6/24 uniform cleaning	520647-06	[redacted]	198.58	198.58
4540-0000 Elevator Maintenance						
01480	MIDAM - RENAISSANCE METALS, INC.	Customer #6222	recurring	[redacted]	452.83	
02020	THYSS - THYSSENKRUPP ELEVATOR CO.	Customer #31008	recurring	[redacted]	3,879.95	
02073	ATT - AT&T	6/23-7/22/16 misc lines	703906231	[redacted]	96.93	4,429.71
4545-0000 Security						
02062	ALLIE - ALLIED BARTON SECURITY	7/29-8/25 security	6488587	[redacted]	14,791.39	
02069	ALLIE - ALLIED BARTON SECURITY	5/27-6/30 security	6500875	[redacted]	3,963.42	
02073	ATT - AT&T	6/23-7/22/16 misc lines	703906231	[redacted]	193.86	
02109	SPRIN - SPRINT	5/10-6/9/16 cell phones	227661316-	[redacted]	57.09	
02110	SPRIN - SPRINT	5/10-6/9/16 cell phones	227661316-	[redacted]	(57.09)	
02126	RHAWK - RED HAWK FIRE & SECURITY	July sec maint	243750	[redacted]	769.65	
02128	SPRIN - SPRINT	6/10-7/9/16 cell phones	227661316-	[redacted]	57.09	19,775.41
4555-0000 Parking Lot Sweeping						
01456	AUSPW - AUSTIN HLK, INC.	One Texas Center	recurring	[redacted]	267.00	267.00
4565-0000 Life/Safety						
02073	ATT - AT&T	6/23-7/22/16 misc lines	703906231	[redacted]	290.79	290.79
4605-0000 Janitorial Supplies						
02101	MCMAS - MCMASTER-CARR SUPPLY CO	shower curtains, hooks	67765997	[redacted]	137.92	137.92
4610-0000 Lamps & Ballasts						
02091	JOSAM - JOSEPH & SAMMEL INC	LED lamps	133760	[redacted]	270.99	
02117	JOSAM - JOSEPH & SAMMEL INC	8W, 14W, 16W lamps	133837	[redacted]	210.09	481.08
4615-0000 HVAC Filters						
01961	JOEWF - JOE W. FLY CO., INC.	2nd qtr filter change	331188	[redacted]	675.00	
01961	JOEWF - JOE W. FLY CO., INC.	2nd qtr filter change	331188	[redacted]	(675.00)	0.00
4620-0000 Maintenance Supplies						
02061	AFLAG - AUSTIN FLAG AND FLAGPOLE	US flag	45640	[redacted]	71.65	71.65
4905-0000 Miscellaneous Operating						
02063	COBUR - ALMA-COLLIER, INC.	WPD1200 - paint office	10118	[redacted]	621.00	
02068	ACREN - ACR ENGINEERING, INC.	HVAC renovations - 1st billing	2016-0603	[redacted]	4,599.00	
02082	WATTI - WATTINGER SERVICE CO., IN	HRD600 - add water line	1020237	[redacted]	362.25	
02088	FMG - FURNITURE MARKETING GROUI	Ste 730 - add 3 wk stns	195466	[redacted]	4,575.85	
02104	RUSTE - RUST ELECTRICAL SVC, INC.	DSD360-disc/recon power pole	4405	[redacted]	490.00	
02113	BIG - BUILDING IMAGE GROUP, INC	DSD100 - add frosted film	19581	[redacted]	424.00	
02127	RUSTE - RUST ELECTRICAL SVC, INC.	WPD730 - install outlet	4429	[redacted]	425.00	11,497.10
4915-0000 Tenant Projects						
02064	FMG - FURNITURE MARKETING GROUI	DSD Remodel (PC) - furn stagin	194848	[redacted]	5,150.00	
02065	FMG - FURNITURE MARKETING GROUI	DSD Remodel (PC) - overtime in	194849	[redacted]	3,100.00	
02075	COBUR - ALMA-COLLIER, INC.	OTC restack - refinish 2 doors	10121	[redacted]	430.89	
02076	FMG - FURNITURE MARKETING GROUI	OTC Restack - stage 13th fl re	194844	[redacted]	1,607.50	
02077	FMG - FURNITURE MARKETING GROUI	EDD1375 - stage 13th fl recep	194844 EDI	[redacted]	400.00	
02078	FMG - FURNITURE MARKETING GROUI	ORES1350 - stage 13th fl recep	194844 RES	[redacted]	400.00	
02079	JAHNC - JAHN CONSTRUCTION, INC.	DSD Remodel (PC) - 3rd billing	7411	[redacted]	21,039.30	
02080	MOVES - MOVE SOLUTIONS-AUSTIN, LT	OTC restack - remove extra 7th	145971AI	[redacted]	1,014.50	
02084	COTHR - COTHRANS SAFE AND LOCK	OTC restack - rekey 7th & 10th	172421	[redacted]	157.31	
02085	COTHR - COTHRANS SAFE AND LOCK	DSD Remodel (PC) - rekey lock	172421 150	[redacted]	41.66	
02087	FMG - FURNITURE MARKETING GROUI	DSD Remodel (PC) - modular fur	195204	[redacted]	46,817.07	
02089	HOMED - HOME DEPOT CREDIT SVCS	OTC Restack-DSD720-fridge	3903321	[redacted]	557.99	

AP Expense Distribution

RA1022 - Lincoln Property Company CSE Inc. Agent For

For Cash Account : All
From 7/1/2016 To 7/31/2016

GL Account Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
02090	HOMED - HOME DEPOT CREDIT SVCS	OTC Restack-DSD720-ice maker	3903322	[redacted]	99.00	
02092	LAURI - LAURIE SMITH DESIGN ASSOC	OTC Restack - 16th billing	201511-16	[redacted]	3,911.40	
02093	LAURI - LAURIE SMITH DESIGN ASSOC	OTC Restack-CCO1045-addtl desi	201511-16 1	[redacted]	99.00	
02094	LAURI - LAURIE SMITH DESIGN ASSOC	OTC Restack-RES1350-addtl desi	201511-16 1	[redacted]	528.00	
02095	LAURI - LAURIE SMITH DESIGN ASSOC	OTC Restack-EDD1375-addtl desi	201511-16 1	[redacted]	198.00	
02096	LAURI - LAURIE SMITH DESIGN ASSOC	OTC Restack-DSD750-addtl desig	201511-16 7	[redacted]	7,854.00	
02097	LAURI - LAURIE SMITH DESIGN ASSOC	DSD Remodel (PC) - 8th billing	201517-8	[redacted]	1,979.80	
02098	LAURI - LAURIE SMITH DESIGN ASSOC	DSD Remodel (2-5) - 3rd billin	201614-3	[redacted]	2,074.80	
02102	MOVES - MOVE SOLUTIONS-AUSTIN, LT	OTC Restack-PZD750-moving crat	146158AI	[redacted]	917.74	
02116	JAHNC - JAHN CONSTRUCTION, INC.	DSD Remodel (PC) - 4th billing	7412	[redacted]	9,634.30	
02119	LPCSE - LPC COMMERCIAL, INC.	07012016-TR2 CM fee	07262016-C	[redacted]	116.04	
02120	LPCSE - LPC COMMERCIAL, INC.	07012016-TR3 CM fee	07262016-C	[redacted]	1,834.78	
02121	LPCSE - LPC COMMERCIAL, INC.	07012016-TR4 CM fee	07262016-C	[redacted]	92.50	
02122	LPCSE - LPC COMMERCIAL, INC.	07012016-TR8 CM fee	07262016-C	[redacted]	2,340.85	
02123	MOVES - MOVE SOLUTIONS-AUSTIN, LT	OTC Restack-DSD720 moving serv	146088AI	[redacted]	1,300.00	113,696.43
8308-0000	**Miscellaneous Non-Oper**					
02070	AMPCO - AMPCO SYSTEM PARKING	May parking management	9574984	[redacted]	217.70	
02111	AMPCO - AMPCO SYSTEM PARKING	June pkg mgmt	9694556	[redacted]	392.85	610.55
				Distribution Total		**208,109.35**

Account Summary

Account	Account Description	Debit	Credit
4110-0000	Electric	31,576.96	
4120-0000	Water and Sewer	5,575.48	
4220-0000	Postage/Delivery	28.26	
4225-0000	Telephone	825.46	
4230-0000	Misc Administration	51.91	
4400-0000	Building Repairs	5,433.33	
4415-0000	Plumbing	1,775.30	
4420-0000	HVAC	1,525.60	
4425-0000	Keys & Locks	32.33	
4435-0000	Roof/Structural	291.64	
4465-0000	Miscellaneous Repairs	275.00	
4502-0000	Landscaping/Interior	236.26	
4505-0000	Landscaping/Exterior	8,373.51	
4510-0000	Trash	444.00	
4515-0000	Pest Control	208.09	
4522-0000	Uniforms	198.58	
4540-0000	Elevator Maintenance	4,429.71	
4545-0000	Security	19,775.41	
4555-0000	Parking Lot Sweeping	267.00	
4565-0000	Life/Safety	290.79	
4605-0000	Janitorial Supplies	137.92	
4610-0000	Lamps & Ballasts	481.08	
4620-0000	Maintenance Supplies	71.65	
4905-0000	Miscellaneous Operating	11,497.10	
4915-0000	Tenant Projects	113,696.43	
8308-0000	Miscellaneous Non-Oper	610.55	
1118-0000			208,109.35

AP Expense Distribution

RA1022 - Lincoln Property Company CSE Inc. Agent For

For Cash Account : All
From 7/1/2016 To 7/31/2016

Account Summary

Account	Account Description	Debit	Credit
		208,109.35	208,109.35

LINCOLN PROPERTY COMP.

AP Voucher Report

RA1022 - Lincoln Property Company CSE Inc. Agent For
For Cash Account : ALL
From 7/01/16 to 7/31/16

Vendor Key And Voucher No.	Invoice Date	Invoice Number	Invoice Due Date	Invoice Amount	Discount Date	Discount Amount	Check Number	Check Date	PO Number And Posted / On Hold		Paid To Date And Recurring/Freq/Stop
AWGSI: AUSTIN WELDER & GENERATOR											
02133	7/5/2016	107640		268.00		0.00					0.00
			8/4/2016	July generator inspection					No	No	No
Distribution(s)			4465-0000	July generator inspection			268.00				
MARKS: MARK'S PLUMBING PARTS & COMMERCIAL SUPP											
02134	7/12/2016	1531921		182.39		0.00					0.00
			8/11/2016	faucet for 11th floor					No	No	No
Distribution(s)			4415-0000	faucet for 11th floor			182.39				
TERRA: TERRA SYSTEMS											
02135	7/14/2016	8413		225.00		0.00					0.00
			8/13/2016	rep 2 cuts,adj 2 heads,repl cplr & rtr					No	No	No
Distribution(s)			4455-0000	rep 2 cuts,adj 2 heads,repl cp			225.00				
02136	7/18/2016	8416		2,600.00		0.00					0.00
			8/17/2016	repl mulch along Haywood Dr					No	No	No
Distribution(s)			4505-0000	repl mulch along Haywood Dr			2,600.00				
02137	7/18/2016	8417		270.00		0.00					0.00
			8/17/2016	mtn laurel & cent plant trimming					No	No	No
Distribution(s)			4505-0000	mtn laurel & cent plant trimmi			270.00				

Company Recap

Total Posted Invoices	0.00
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	0.00
New Unposted Invoices	3,545.39
Total Unposted Payments	0.00
Total Unposted Discounts Taken	0.00
Net Unposted Payments	0.00
Open Unposted AP	3,545.39
Total Open AP	3,545.39
Total Invoice Amounts	3,545.39
Total Distributions	3,545.39
Difference	0.00

LINCOLN PROPERTY COMP.

AP Check Register

RA1022 - Lincoln Property Company CSE Inc. Agent For

Date Range : 7/1/2016 To 7/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
	07/19/2016	JOEWF	JOE W. FLY CO., INC.	01961	331188	05/04/2016	-675.00	0.00	-675.00	-675.00
	07/19/2016	SPRIN	SPRINT	02110	227661316-17	07/19/2016	-318.98	0.00	-318.98	-318.98
	07/05/2016	ANGUS	ANGUS SYSTEMS GROUP, INC.	01446	recurring	07/01/2016	377.96	0.00	377.96	
				02067	recurring	07/11/2016	-377.96	0.00	-377.96	
				Total for Check Number 012523			0.00	0.00	0.00	0.00
	07/05/2016	ORKIN	ORKIN INC.	02008	recurring	07/01/2016	208.09	0.00	208.09	208.09
	07/05/2016	THYSS	THYSSENKRUPP ELEVATOR COR	02020	recurring	07/01/2016	3,879.95	0.00	3,879.95	3,879.95
	07/07/2016	AFLAG	AUSTIN FLAG AND FLAGPOLE	02061	45640	06/08/2016	71.65	0.00	71.65	71.65
	07/07/2016	ALLIE	ALLIED BARTON SECURITY	02062	6488587	07/01/2016	14,791.39	0.00	14,791.39	14,791.39
	07/07/2016	AUSPW	AUSTIN HLK, INC.	01456	recurring	07/01/2016	267.00	0.00	267.00	267.00
	07/07/2016	CAQUA	CHEM-AQUA, INC.	01468	recurring	07/01/2016	445.17	0.00	445.17	445.17
	07/07/2016	COBUR	ALMA-COLLIER, INC.	02063	10118	06/14/2016	621.00	0.00	621.00	621.00
	07/07/2016	FMG	FURNITURE MARKETING GROUP	02064	194848	05/24/2016	5,150.00	0.00	5,150.00	5,150.00
	07/07/2016	FMG	FURNITURE MARKETING GROUP	02065	194849	05/24/2016	3,100.00	0.00	3,100.00	3,100.00
	07/07/2016	FWRSI	TEXAS 5TH WALL ROOFING	02066	4578	06/10/2016	291.64	0.00	291.64	291.64
	07/07/2016	MIDAM	RENAISSANCE METALS, INC.	01480	recurring	07/01/2016	452.83	0.00	452.83	452.83
	07/07/2016	TERRA	TERRA SYSTEMS	01500	recurring	07/01/2016	1,945.31	0.00	1,945.31	1,945.31
	07/07/2016	TEXDI	TEXAS DISPOSAL SYSTEMS	01512	recurring	07/01/2016	444.00	0.00	444.00	444.00
	07/12/2016	ACREN	ACR ENGINEERING, INC.	02068	2016-0603	06/15/2016	4,599.00	0.00	4,599.00	4,599.00
	07/12/2016	ALLIE	ALLIED BARTON SECURITY	02069	6500875	06/30/2016	3,963.42	0.00	3,963.42	3,963.42
	07/12/2016	AMPCO	AMPCO SYSTEM PARKING	02070	9574984	06/15/2016	217.70	0.00	217.70	217.70
	07/12/2016	ATT	AT&T	02071	6734062316	06/23/2016	156.49	0.00	156.49	
				02072	7025062316	06/23/2016	135.90	0.00	135.90	
				02073	7039062316	06/23/2016	872.37	0.00	872.37	
				Total for Check Number 012540			1,164.76	0.00	1,164.76	1,164.76
	07/12/2016	CAPBL	CAPITOL BLIND & DRAPERY	02074	16220	06/17/2016	145.00	0.00	145.00	145.00
	07/12/2016	COBUR	ALMA-COLLIER, INC.	02075	10121	06/16/2016	430.89	0.00	430.89	430.89
	07/12/2016	FMG	FURNITURE MARKETING GROUP	02076	194844	05/24/2016	1,607.50	0.00	1,607.50	1,607.50
	07/12/2016	FMG	FURNITURE MARKETING GROUP	02077	194844 EDD	05/24/2016	400.00	0.00	400.00	400.00
	07/12/2016	FMG	FURNITURE MARKETING GROUP	02078	194844 RES	05/24/2016	400.00	0.00	400.00	400.00
	07/12/2016	JAHNC	JAHN CONSTRUCTION, INC.	02079	7411	06/15/2016	21,039.30	0.00	21,039.30	21,039.30
	07/12/2016	MOVES	MOVE SOLUTIONS-AUSTIN, LTD	02080	145971AI	06/24/2016	1,014.50	0.00	1,014.50	1,014.50
	07/12/2016	UNIFH	UNIFIRST HOLDINGS INC.	02081	520647-0616	06/27/2016	198.58	0.00	198.58	198.58
	07/12/2016	WATTI	WATTINGER SERVICE CO., INC.	02083	1020239	06/20/2016	640.04	0.00	640.04	640.04
	07/12/2016	WATTI	WATTINGER SERVICE CO., INC.	02082	1020237	06/20/2016	362.25	0.00	362.25	362.25
	07/19/2016	JOEWF	JOE W. FLY CO., INC.	01961	331188	05/04/2016	675.00	0.00	675.00	675.00
	07/19/2016	COTHR	COTHRANS SAFE AND LOCK	02084	172421	06/23/2016	157.31	0.00	157.31	157.31
	07/19/2016	COTHR	COTHRANS SAFE AND LOCK	02085	172421 150	06/23/2016	41.66	0.00	41.66	41.66
	07/19/2016	COTHR	COTHRANS SAFE AND LOCK	02086	172421 730	06/23/2016	32.33	0.00	32.33	32.33
	07/19/2016	FMG	FURNITURE MARKETING GROUP	02087	195204	06/13/2016	46,817.07	0.00	46,817.07	46,817.07
	07/19/2016	FMG	FURNITURE MARKETING GROUP	02088	195466	06/24/2016	4,575.85	0.00	4,575.85	4,575.85
	07/19/2016	HOMED	HOME DEPOT CREDIT SVCS	02089	3903321	06/14/2016	557.99	0.00	557.99	557.99
	07/19/2016	HOMED	HOME DEPOT CREDIT SVCS	02090	3903322	06/14/2016	99.00	0.00	99.00	99.00
	07/19/2016	JOSAM	JOSEPH & SAMMEL INC	02091	133760	06/21/2016	270.99	0.00	270.99	270.99
	07/19/2016	LAURI	LAURIE SMITH DESIGN ASSOCIA	02092	201511-16	06/30/2016	3,911.40	0.00	3,911.40	3,911.40
	07/19/2016	LAURI	LAURIE SMITH DESIGN ASSOCIA	02093	201511-16 104	06/30/2016	99.00	0.00	99.00	99.00
	07/19/2016	LAURI	LAURIE SMITH DESIGN ASSOCIA	02094	201511-16 135	06/30/2016	528.00	0.00	528.00	528.00
	07/19/2016	LAURI	LAURIE SMITH DESIGN ASSOCIA	02095	201511-16 137	06/30/2016	198.00	0.00	198.00	198.00
	07/19/2016	LAURI	LAURIE SMITH DESIGN ASSOCIA	02096	201511-16 750	06/30/2016	7,854.00	0.00	7,854.00	7,854.00
	07/19/2016	LAURI	LAURIE SMITH DESIGN ASSOCIA	02097	201517-8	06/30/2016	1,979.80	0.00	1,979.80	1,979.80
	07/19/2016	LAURI	LAURIE SMITH DESIGN ASSOCIA	02098	201614-3	06/30/2016	2,074.80	0.00	2,074.80	2,074.80
	07/19/2016	MARKS	MARK'S PLUMBING PARTS & COI	02099	1528916	06/28/2016	238.01	0.00	238.01	238.01
	07/19/2016	MCMAS	MCMASTER-CARR SUPPLY CO.	02100	67465632	06/28/2016	320.33	0.00	320.33	
				02101	67765997	06/29/2016	137.92	0.00	137.92	
				Total for Check Number 012568			458.25	0.00	458.25	458.25
	07/19/2016	MOVES	MOVE SOLUTIONS-AUSTIN, LTD	02102	146158AI	06/30/2016	917.74	0.00	917.74	917.74
	07/19/2016	PETTY	CAROL SAPSTEAD	02103	07122016	07/12/2016	51.91	0.00	51.91	51.91
	07/19/2016	RUSTE	RUST ELECTRICAL SVC, INC.	02104	4405	06/22/2016	490.00	0.00	490.00	490.00
	07/19/2016	SPRIN	SPRINT	02109	227661316-17	06/13/2016	318.98	0.00	318.98	318.98
	07/19/2016	STERI	STERICYCLE COMMUNICATION S	02105	8010369355	07/11/2016	77.32	0.00	77.32	77.32

LINCOLN PROPERTY COMP.

AP Check Register

RA1022 - Lincoln Property Company CSE Inc. Agent For

Date Range : 7/1/2016 To 7/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
[redacted]	07/19/2016	TERRA	TERRA SYSTEMS	02106	8403	07/01/2016	250.00	0.00	250.00	250.00
	07/19/2016	WESTM	THE JOE WESTMORELAND CO,I	02107	16066	06/23/2016	468.75	0.00	468.75	
				02108	16071	06/24/2016	428.50	0.00	428.50	
				Total for Check Number 012575			897.25	0.00	897.25	897.25
	07/26/2016	AMPCO	AMPCO SYSTEM PARKING	02111	9694556	07/15/2016	392.85	0.00	392.85	392.85
	07/26/2016	AUSPW	AUSTIN HLK, INC.	02112	16912	06/30/2016	275.00	0.00	275.00	275.00
	07/26/2016	BIG	BUILDING IMAGE GROUP, INC.	02113	19581	07/12/2016	424.00	0.00	424.00	424.00
	07/26/2016	CITYA	CITY OF AUSTIN	02114	287888116355	07/12/2016	5,575.48	0.00	5,575.48	
				02115	464781544881	07/12/2016	31,576.96	0.00	31,576.96	
				Total for Check Number 012579			37,152.44	0.00	37,152.44	37,152.44
	07/26/2016	JAHNC	JAHN CONSTRUCTION, INC.	02116	7412	06/15/2016	9,634.30	0.00	9,634.30	9,634.30
	07/26/2016	JOSAM	JOSEPH & SAMMEL INC	02117	133837	06/29/2016	210.09	0.00	210.09	210.09
	07/26/2016	LONES	LONE STAR OVERNIGHT, L.P.	02118	5892991	07/12/2016	28.26	0.00	28.26	28.26
	07/26/2016	LPCSE	LPC COMMERCIAL, INC.	02119	07262016-CM	07/26/2016	116.04	0.00	116.04	116.04
	07/26/2016	LPCSE	LPC COMMERCIAL, INC.	02120	07262016-CM	07/26/2016	1,834.78	0.00	1,834.78	1,834.78
	07/26/2016	LPCSE	LPC COMMERCIAL, INC.	02121	07262016-CM	07/26/2016	92.50	0.00	92.50	92.50
	07/26/2016	LPCSE	LPC COMMERCIAL, INC.	02122	07262016-CM	07/26/2016	2,340.85	0.00	2,340.85	2,340.85
	07/26/2016	MOVES	MOVE SOLUTIONS-AUSTIN, LTD	02123	146088A1	07/07/2016	1,300.00	0.00	1,300.00	1,300.00
	07/26/2016	PLAIN	PLANT INTERSCAPES, INC.	02124	221618	07/01/2016	236.26	0.00	236.26	236.26
	07/26/2016	QUALC	QUAL-CON GENERAL CONTRAC	02125	16304	06/29/2016	4,968.00	0.00	4,968.00	4,968.00
	07/26/2016	RHAWK	RED HAWK FIRE & SECURITY	02126	243750	07/01/2016	769.65	0.00	769.65	769.65
	07/26/2016	RUSTE	RUST ELECTRICAL SVC, INC.	02127	4429	07/06/2016	425.00	0.00	425.00	425.00
	07/26/2016	SPRIN	SPRINT	02128	227661316-17	07/13/2016	318.98	0.00	318.98	318.98
	07/26/2016	TERRA	TERRA SYSTEMS	02129	07212016	07/21/2016	5,828.20	0.00	5,828.20	5,828.20
	07/26/2016	TERRA	TERRA SYSTEMS	02130	8389	06/23/2016	350.00	0.00	350.00	350.00
[redacted]	07/26/2016	WATTI	WATTINGER SERVICE CO., INC.	02131	1020335	07/01/2016	983.50	0.00	983.50	983.50
Cash Account 1 Totals							**208,109.35**	**0.00**	**208,109.35**	**208,109.35**
Property/Company Totals for Lincoln Property Company CSE Inc. Agent For							**208,109.35**	**0.00**	**208,109.35**	**208,109.35**

LINCOLN PROPERTY COMP.

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1117-0000	**Petty Cash**					50.00
	Total			0.00	0.00	50.00
1118-0000	**Oper Acct-LPC**					108,411.93
07/15/16	OBR to RA1022-100	SK	PMT.	309,144.00		417,555.93
07/15/16	TRO to RA1022-100	SK	PMT.	13.97		417,569.90
07/15/16	TRO to RA1022-100	SK	PMT.	113.85		417,683.75
07/15/16	TRO to RA1022-100	SK	PMT.	29.97		417,713.72
07/15/16	TRO to RA1022-100	SK	PMT.	113.85		417,827.57
07/15/16	RPT to RA1022-100	SK	PMT.	735.70		418,563.27
07/15/16	RPT to RA1022-100	SK	PMT.	1,345.47		419,908.74
07/15/16	RPT to RA1022-100	SK	PMT.	239.71		420,148.45
07/15/16	RPT to RA1022-100	SK	PMT.	116.04		420,264.49
07/15/16	RPT to RA1022-100	SK	PMT.	35,686.40		455,950.89
07/15/16	RPT to RA1022-100	SK	PMT.	176.00		456,126.89
07/15/16	RPT to RA1022-100	SK	PMT.	833.11		456,960.00
07/15/16	RPT to RA1022-100	SK	PMT.	1,834.78		458,794.78
07/15/16	RPT to RA1022-100	SK	PMT.	1,850.00		460,644.78
07/15/16	RPT to RA1022-100	SK	PMT.	92.50		460,737.28
07/15/16	RPT to RA1022-100	SK	PMT.	5,193.90		465,931.18
07/15/16	RPT to RA1022-100	SK	PMT.	4,514.40		470,445.58
07/15/16	RPT to RA1022-100	SK	PMT.	10,378.82		480,824.40
07/15/16	RPT to RA1022-100	SK	PMT.	2,340.85		483,165.25
07/19/16	6/16 MANAGEMENT FEE	JE			8,231.82	474,933.43
07/25/16	CORRECT APRIL BOOKING ERROR	JE			0.20	474,933.23
07/28/16	RECORD 7/16 IPA	JE			24,612.76	450,320.47
07/28/16	7/16 Distribution	JE			192,211.12	258,109.35
07/29/16	AP Summary Posting	AP	RA102	1,371.94		259,481.29
07/29/16	AP Summary Posting	AP	RA102		209,481.29	50,000.00
	Total			376,125.26	434,537.19	50,000.00
1308-0000	**Tenant A/R - Construction**					8,070.48
	Total			0.00	0.00	8,070.48
1315-0000	**Lease Commissions Asset**					123,592.13
	Total			0.00	0.00	123,592.13
1610-0000	**Building**					1,042,627.63
	Total			0.00	0.00	1,042,627.63
1800-0000	**15 Year Property**					108,745.06
	Total			0.00	0.00	108,745.06
1815-0000	**Tenant Improvements**					78,359.66

LINCOLN PROPERTY COMP.

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1815-0000	Tenant Improvements					
	Total			0.00	0.00	78,359.66
1830-0000	7 Year Property					131,079.55
	Total			0.00	0.00	131,079.55
2620-0000	Owner Distribution					38,173,554.07
07/28/16	7/16 Distribution	JE		192,211.12		38,365,765.19
	Total			192,211.12	0.00	38,365,765.19
2625-0000	Owner Contribution					(152,413.10)
	Total			0.00	0.00	(152,413.10)
2630-0000	Partners Capital					(67,257.33)
	Total			0.00	0.00	(67,257.33)
2710-0000	Retained Earnings					(37,855,856.97)
	Total			0.00	0.00	(37,855,856.97)
3110-0000	Base Rent					(2,782,416.00)
07/15/16	OBR to RA1022-100	SK	PMT.		309,144.00	(3,091,560.00)
	Total			0.00	309,144.00	(3,091,560.00)
3222-0000	HVAC Reimbursement					(2,850.00)
	Total			0.00	0.00	(2,850.00)
3230-0000	Other Income					(360.00)
	Total			0.00	0.00	(360.00)
3235-0000	Tenant Reimbursements					(165,561.67)
07/15/16	TRO to RA1022-100	SK	PMT.		13.97	(165,575.64)
07/15/16	TRO to RA1022-100	SK	PMT.		113.85	(165,689.49)
07/15/16	TRO to RA1022-100	SK	PMT.		29.97	(165,719.46)
07/15/16	TRO to RA1022-100	SK	PMT.		113.85	(165,833.31)
	Total			0.00	271.64	(165,833.31)
4110-0000	Electric					258,660.53
07/26/16	CITY OF AUSTIN, CHK#012579	AP	02115	31,684.69		290,345.22
07/26/16	CITY OF AUSTIN, CHK#012579	AP	02115		107.73	290,237.49
	Total			31,684.69	107.73	290,237.49

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4120-0000	**Water and Sewer**					39,993.16
07/26/16	CITY OF AUSTIN, CHK#012579	AP	02114	5,575.48		45,568.64
	Total			5,575.48	0.00	45,568.64
4201-0000	**Payroll Expense**					241,798.76
07/28/16	RECORD 7/16 IPA	JE		18,306.55		260,105.31
07/28/16	RECORD 7/16 IPA	JE		5,491.97		265,597.28
07/28/16	RECORD 7/16 IPA	JE		710.56		266,307.84
	Total			24,509.08	0.00	266,307.84
4210-0000	**Management Fee**					71,154.96
07/19/16	6/16 MANAGEMENT FEE	JE		8,231.82		79,386.78
	Total			8,231.82	0.00	79,386.78
4215-0000	**Supplies**					1,108.09
	Total			0.00	0.00	1,108.09
4219-0000	**Bank Charges**					540.00
07/28/16	RECORD 7/16 IPA	JE		60.00		600.00
	Total			60.00	0.00	600.00
4220-0000	**Postage/Delivery**					808.74
07/26/16	LONE STAR OVERNIGHT, L.P., CHK#012582	AP	02118	28.26		837.00
07/28/16	RECORD 7/16 IPA	JE		43.68		880.68
	Total			71.94	0.00	880.68
4225-0000	**Telephone**					7,328.41
07/12/16	AT&T, CHK#012540	AP	02071	156.49		7,484.90
07/12/16	AT&T, CHK#012540	AP	02072	135.90		7,620.80
07/12/16	AT&T, CHK#012540	AP	02073	193.86		7,814.66
07/19/16	STERICYCLE COMMUNICATION SOLUTIONS, IN, CHK#012573	AP	02105	77.32		7,891.98
07/19/16	SPRINT, CHK#012572	AP	02109	261.89		8,153.87
07/19/16	SPRINT, CHK#012519	AP	02110		261.89	7,891.98
07/26/16	SPRINT, CHK#012592	AP	02128	261.89		8,153.87
	Total			1,087.35	261.89	8,153.87
4230-0000	**Misc Administration**					2,652.33
07/05/16	ANGUS SYSTEMS GROUP, INC., CHK#012523	AP	01446	377.96		3,030.29
07/11/16	ANGUS SYSTEMS GROUP, INC., CHK#012523	AP	02067		377.96	2,652.33
07/19/16	CAROL SAPSTEAD, CHK#012570	AP	02103	51.91		2,704.24
	Total			429.87	377.96	2,704.24
4231-0000	**Office Equipment Rental**					811.89

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4231-0000	Office Equipment Rental					
	Total			0.00	0.00	811.89
4400-0000	Building Repairs					5,988.15
07/12/16	CAPITOL BLIND & DRAPERY, CHK#012541	AP	02074	145.00		6,133.15
07/19/16	MCMASTER-CARR SUPPLY CO., CHK#012568	AP	02100	320.33		6,453.48
07/26/16	QUAL-CON GENERAL CONTRACTOR, LLC, CHK#012589	AP	02125	4,968.00		11,421.48
	Total			5,433.33	0.00	11,421.48
4405-0000	Electric R&M					630.00
	Total			0.00	0.00	630.00
4410-0000	Exterior Lights					17,621.00
	Total			0.00	0.00	17,621.00
4415-0000	Plumbing					10,848.33
07/12/16	WATTINGER SERVICE CO., INC., CHK#012549	AP	02083	640.04		11,488.37
07/19/16	MARK'S PLUMBING PARTS & COMMERCIAL SUP, CHK#012566	AP	02099	238.01		11,726.38
07/19/16	THE JOE WESTMORELAND CO,I, CHK#012575	AP	02107	468.75		12,195.13
07/19/16	THE JOE WESTMORELAND CO,I, CHK#012575	AP	02108	428.50		12,623.63
	Total			1,775.30	0.00	12,623.63
4420-0000	HVAC					53,645.39
07/07/16	CHEM-AQUA, INC., CHK#012529	AP	01468	445.17		54,090.56
07/12/16	AT&T, CHK#012540	AP	02073	96.93		54,187.49
07/26/16	WATTINGER SERVICE CO., INC., CHK#012595	AP	02131	983.50		55,170.99
	Total			1,525.60	0.00	55,170.99
4425-0000	Keys & Locks					2,828.66
07/19/16	COTHRANS SAFE AND LOCK, CHK#012554	AP	02086	32.33		2,860.99
	Total			32.33	0.00	2,860.99
4427-0000	Signage					1,561.00
	Total			0.00	0.00	1,561.00
4435-0000	Roof/Structural					2,571.83
07/07/16	TEXAS 5TH WALL ROOFING, CHK#012533	AP	02066	291.64		2,863.47
	Total			291.64	0.00	2,863.47
4445-0000	Paving & Striping					2,252.00
	Total			0.00	0.00	2,252.00

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4455-0000	Irrigation Repairs					405.00
	Total			0.00	0.00	405.00
4460-0000	Tree Maintenance					4,565.00
	Total			0.00	0.00	4,565.00
4465-0000	Miscellaneous Repairs					4,456.46
07/26/16	AUSTIN HLK, INC., CHK#012577	AP	02112	275.00		4,731.46
	Total			275.00	0.00	4,731.46
4502-0000	Landscaping/Interior					3,377.12
07/26/16	PLANT INTERSCAPES, INC., CHK#012588	AP	02124	236.26		3,613.38
	Total			236.26	0.00	3,613.38
4505-0000	Landscaping/Exterior					22,772.19
07/07/16	TERRA SYSTEMS, CHK#012535	AP	01500	1,945.31		24,717.50
07/19/16	TERRA SYSTEMS, CHK#012574	AP	02106	250.00		24,967.50
07/26/16	TERRA SYSTEMS, CHK#012593	AP	02129	5,828.20		30,795.70
07/26/16	TERRA SYSTEMS, CHK#012594	AP	02130	350.00		31,145.70
	Total			8,373.51	0.00	31,145.70
4510-0000	Trash					3,996.00
07/07/16	TEXAS DISPOSAL SYSTEMS, CHK#012536	AP	01512	444.00		4,440.00
	Total			444.00	0.00	4,440.00
4515-0000	Pest Control					1,840.17
07/05/16	ORKIN INC., CHK#012524	AP	02008	208.09		2,048.26
	Total			208.09	0.00	2,048.26
4522-0000	Uniforms					1,951.76
07/12/16	UNIFRST HOLDINGS INC., CHK#012548	AP	02081	198.58		2,150.34
	Total			198.58	0.00	2,150.34
4530-0000	Carpet Maintenance					100.00
	Total			0.00	0.00	100.00
4540-0000	Elevator Maintenance					45,929.84
07/05/16	THYSSENKRUPP ELEVATOR CORPORATION, CHK#012525	AP	02020	3,879.95		49,809.79
07/07/16	RENAISSANCE METALS, INC., CHK#012534	AP	01480	452.83		50,262.62
07/12/16	AT&T, CHK#012540	AP	02073	96.93		50,359.55
	Total			4,429.71	0.00	50,359.55

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4545-0000	**Security**					188,617.02
07/07/16	ALLIED BARTON SECURITY, CHK#012527	AP	02062	14,791.39		203,408.41
07/12/16	ALLIED BARTON SECURITY, CHK#012538	AP	02069	3,963.42		207,371.83
07/12/16	AT&T, CHK#012540	AP	02073	193.86		207,565.69
07/19/16	SPRINT, CHK#012572	AP	02109	57.09		207,622.78
07/19/16	SPRINT, CHK#012519	AP	02110		57.09	207,565.69
07/26/16	RED HAWK FIRE & SECURITY, CHK#012590	AP	02126	769.65		208,335.34
07/26/16	SPRINT, CHK#012592	AP	02128	57.09		208,392.43
	Total			19,832.50	57.09	208,392.43
4555-0000	**Parking Lot Sweeping**					2,403.00
07/07/16	AUSTIN HLK, INC., CHK#012528	AP	01456	267.00		2,670.00
	Total			267.00	0.00	2,670.00
4565-0000	**Life/Safety**					17,197.37
07/12/16	AT&T, CHK#012540	AP	02073	290.79		17,488.16
	Total			290.79	0.00	17,488.16
4605-0000	**Janitorial Supplies**					0.00
07/19/16	MCMASTER-CARR SUPPLY CO., CHK#012568	AP	02101	137.92		137.92
	Total			137.92	0.00	137.92
4610-0000	**Lamps & Ballasts**					4,374.82
07/19/16	JOSEPH & SAMMEL INC, CHK#012559	AP	02091	270.99		4,645.81
07/26/16	JOSEPH & SAMMEL INC, CHK#012581	AP	02117	210.09		4,855.90
	Total			481.08	0.00	4,855.90
4615-0000	**HVAC Filters**					2,025.00
07/19/16	JOE W. FLY CO., INC., CHK#012551	AP	01961	675.00		2,700.00
07/19/16	JOE W. FLY CO., INC., CHK#012446	AP	01961		675.00	2,025.00
	Total			675.00	675.00	2,025.00
4620-0000	**Maintenance Supplies**					1,872.31
07/07/16	AUSTIN FLAG AND FLAGPOLE, CHK#012526	AP	02061	71.65		1,943.96
	Total			71.65	0.00	1,943.96
4625-0000	**Miscellaneous Supplies**					38.92
	Total			0.00	0.00	38.92
4705-0000	**Insurance**					7,404.24
	Total			0.00	0.00	7,404.24

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4905-0000	**Miscellaneous Operating**					73,834.42
07/07/16	ALMA-COLLIER, INC., CHK#012530	AP	02063	621.00		74,455.42
07/12/16	ACR ENGINEERING, INC., CHK#012537	AP	02068	4,599.00		79,054.42
07/12/16	WATTINGER SERVICE CO., INC., CHK#012550	AP	02082	362.25		79,416.67
07/19/16	FURNITURE MARKETING GROUP, CHK#012556	AP	02088	4,575.85		83,992.52
07/19/16	RUST ELECTRICAL SVC, INC., CHK#012571	AP	02104	490.00		84,482.52
07/25/16	CORRECT APRIL BOOKING ERROR	JE		0.20		84,482.72
07/26/16	BUILDING IMAGE GROUP, INC., CHK#012578	AP	02113	424.00		84,906.72
07/26/16	RUST ELECTRICAL SVC, INC., CHK#012591	AP	02127	425.00		85,331.72
	Total			11,497.30	0.00	85,331.72
4915-0000	**Tenant Projects**					135,130.18
07/07/16	FURNITURE MARKETING GROUP, CHK#012531	AP	02064	5,150.00		140,280.18
07/07/16	FURNITURE MARKETING GROUP, CHK#012532	AP	02065	3,100.00		143,380.18
07/12/16	ALMA-COLLIER, INC., CHK#012542	AP	02075	430.89		143,811.07
07/12/16	FURNITURE MARKETING GROUP, CHK#012543	AP	02076	1,607.50		145,418.57
07/12/16	FURNITURE MARKETING GROUP, CHK#012544	AP	02077	400.00		145,818.57
07/12/16	FURNITURE MARKETING GROUP, CHK#012545	AP	02078	400.00		146,218.57
07/12/16	JAHN CONSTRUCTION, INC., CHK#012546	AP	02079	21,039.30		167,257.87
07/12/16	MOVE SOLUTIONS-AUSTIN, LTD, CHK#012547	AP	02080	1,014.50		168,272.37
07/15/16	RPT to RA1022-100	SK	PMT.		735.70	167,536.67
07/15/16	RPT to RA1022-100	SK	PMT.		1,345.47	166,191.20
07/15/16	RPT to RA1022-100	SK	PMT.		239.71	165,951.49
07/15/16	RPT to RA1022-100	SK	PMT.		116.04	165,835.45
07/15/16	RPT to RA1022-100	SK	PMT.		35,686.40	130,149.05
07/15/16	RPT to RA1022-100	SK	PMT.		176.00	129,973.05
07/15/16	RPT to RA1022-100	SK	PMT.		833.11	129,139.94
07/15/16	RPT to RA1022-100	SK	PMT.		1,834.78	127,305.16
07/15/16	RPT to RA1022-100	SK	PMT.		1,850.00	125,455.16
07/15/16	RPT to RA1022-100	SK	PMT.		92.50	125,362.66
07/15/16	RPT to RA1022-100	SK	PMT.		5,193.90	120,168.76
07/15/16	RPT to RA1022-100	SK	PMT.		4,514.40	115,654.36
07/15/16	RPT to RA1022-100	SK	PMT.		10,378.82	105,275.54
07/15/16	RPT to RA1022-100	SK	PMT.		2,340.85	102,934.69
07/19/16	COTHRANS SAFE AND LOCK, CHK#012552	AP	02084	157.31		103,092.00
07/19/16	COTHRANS SAFE AND LOCK, CHK#012553	AP	02085	41.66		103,133.66
07/19/16	FURNITURE MARKETING GROUP, CHK#012555	AP	02087	46,817.07		149,950.73
07/19/16	HOME DEPOT CREDIT SVCS, CHK#012557	AP	02089	557.99		150,508.72
07/19/16	HOME DEPOT CREDIT SVCS, CHK#012558	AP	02090	99.00		150,607.72
07/19/16	LAURIE SMITH DESIGN ASSOCIATES, CHK#012560	AP	02092	3,911.40		154,519.12
07/19/16	LAURIE SMITH DESIGN ASSOCIATES, CHK#012561	AP	02093	99.00		154,618.12
07/19/16	LAURIE SMITH DESIGN ASSOCIATES, CHK#012562	AP	02094	528.00		155,146.12
07/19/16	LAURIE SMITH DESIGN ASSOCIATES, CHK#012563	AP	02095	198.00		155,344.12
07/19/16	LAURIE SMITH DESIGN ASSOCIATES, CHK#012564	AP	02096	7,854.00		163,198.12
07/19/16	LAURIE SMITH DESIGN ASSOCIATES, CHK#012565	AP	02097	1,979.80		165,177.92
07/19/16	LAURIE SMITH DESIGN ASSOCIATES, CHK#012566	AP	02098	2,074.80		167,252.72
07/19/16	MOVE SOLUTIONS-AUSTIN, LTD, CHK#012569	AP	02102	917.74		168,170.46
07/26/16	JAHN CONSTRUCTION, INC., CHK#012580	AP	02116	9,634.30		177,804.76

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
4915-0000	**Tenant Projects**					
07/26/16	LPC COMMERCIAL, INC., CHK#012583	AP	02119	116.04		177,920.80
07/26/16	LPC COMMERCIAL, INC., CHK#012584	AP	02120	1,834.78		179,755.58
07/26/16	LPC COMMERCIAL, INC., CHK#012585	AP	02121	92.50		179,848.08
07/26/16	LPC COMMERCIAL, INC., CHK#012586	AP	02122	2,340.85		182,188.93
07/26/16	MOVE SOLUTIONS-AUSTIN, LTD, CHK#012587	AP	02123	1,300.00		183,488.93
	Total			113,696.43	65,337.68	183,488.93
8308-0000	**Miscellaneous Non-Oper**					7,130.51
07/12/16	AMPCO SYSTEM PARKING, CHK#012539	AP	02070	217.70		7,348.21
07/26/16	AMPCO SYSTEM PARKING, CHK#012576	AP	02111	392.85		7,741.06
	Total			610.55	0.00	7,741.06

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
	Transaction Totals					
	Total Debits			810,770.18		
	Total Credits			810,770.18		
	Difference			0.00		
	Total Assets			-58,411.93		
	Total Liabilities			0.00		
	Total Equity			-192,211.12		
	Total Income			309,415.64		
	Total Expense			175,616.45		
	Ledger Totals					
	Beginning Debits			41,026,715.07		
	Beginning Credits			41,026,715.07		
	Difference			0.00		
	Ending Debits			41,336,130.71		
	Ending Credits			41,336,130.71		
	Difference			0.00		

ONE TEXAS CENTER

Balance Sheet
July 31, 2016

ASSETS

Petty Cash	50.00	
Oper Acct-LPC	50,000.00	
Tenant A/R - Construction	8,070.48	
Lease Commissions Asset	123,592.13	
Building	1,042,627.63	
15 Year Property	108,745.06	
Tenant Improvements	78,359.66	
7 Year Property	131,079.55	
TOTAL ASSETS		1,542,524.51

LIABILITIES & EQUITY

LIABILITIES		
PARTNERS EQUITY		
Owner Distribution	(38,365,765.19)	
Owner Contribution	152,413.10	
Partners Capital	67,257.33	
Retained Earnings	37,855,856.97	
Current Year P&L	1,832,762.30	
TOTAL PARTNERS EQUITY		1,542,524.51
TOT LIABILITIES & EQUITY		1,542,524.51

ONE TEXAS CENTER

BUDGET COMPARISON REPORT
July 31, 2016

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
INCOME								
Base Rent	$303,239.00	$309,144.00	$5,905.00	1.95	$3,032,510.00	$3,091,560.00	$59,050.00	1.95
TOTAL BASE RENT	303,239.00	309,144.00	5,905.00	1.95	3,032,510.00	3,091,560.00	59,050.00	1.95
HVAC Reimbursement	0.00	0.00	0.00	******	0.00	2,850.00	2,850.00	******
Other Income	0.00	0.00	0.00	******	0.00	360.00	360.00	******
Tenant Reimbursements	7,173.00	271.64	(6,901.36)	(96.21)	71,730.00	165,833.31	94,103.31	131.19
TOTAL INCOME	310,412.00	309,415.64	(996.36)	(0.32)	3,104,240.00	3,260,603.31	156,363.31	5.04
OPERATING EXPENSES								
Utilities								
Electric	40,720.00	31,576.96	9,143.04	22.45	367,344.00	290,237.49	77,106.51	20.99
Water and Sewer	4,393.00	5,575.48	(1,182.48)	(26.92)	34,451.00	45,568.64	(11,117.64)	(32.27)
TOTAL UTILITIES	45,113.00	37,152.44	7,960.56	17.65	401,795.00	335,806.13	65,988.87	16.42
Administrative Expense								
Payroll Expense	24,242.00	24,509.08	(267.08)	(1.10)	240,302.00	266,307.84	(26,005.84)	(10.82)
Management Fee	7,760.00	8,231.82	(471.82)	(6.08)	77,603.00	79,386.78	(1,783.78)	(2.30)
Supplies	122.00	0.00	122.00	100.00	1,220.00	1,108.09	111.91	9.17
Bank Charges	75.00	60.00	15.00	20.00	750.00	600.00	150.00	20.00
Postage/Delivery	80.00	71.94	8.06	10.08	800.00	880.68	(80.68)	(10.09)
Telephone	750.00	825.46	(75.46)	(10.06)	7,500.00	8,153.87	(653.87)	(8.72)
Misc Administration	313.00	51.91	261.09	83.42	4,128.00	2,704.24	1,423.76	34.49
Office Equipment Rental	0.00	0.00	0.00	******	0.00	811.89	(811.89)	******
TOTAL ADMINISTRATIVE	33,342.00	33,750.21	(408.21)	(1.22)	332,303.00	359,953.39	(27,650.39)	(8.32)
Repair and Maintenance								
Building Repairs	2,700.00	5,433.33	(2,733.33)	(101.23)	27,000.00	11,421.48	15,578.52	57.70
Electric R&M	40.00	0.00	40.00	100.00	400.00	630.00	(230.00)	(57.50)
Exterior Lights	0.00	0.00	0.00	******	16,800.00	17,621.00	(821.00)	(4.89)
Plumbing	886.00	1,775.30	(889.30)	(100.37)	8,860.00	12,623.63	(3,763.63)	(42.48)
HVAC	4,853.00	1,525.60	3,327.40	68.56	61,298.00	55,170.99	6,127.01	10.00
Keys & Locks	133.00	32.33	100.67	75.69	532.00	2,860.99	(2,328.99)	(437.78)
Signage	304.00	0.00	304.00	100.00	3,040.00	1,561.00	1,479.00	48.65
Roof/Structural	450.00	291.64	158.36	35.19	2,425.00	2,863.47	(438.47)	(18.08)
Paving & Striping	0.00	0.00	0.00	******	4,958.00	2,252.00	2,706.00	54.58
Irrigation Repairs	600.00	0.00	600.00	100.00	1,200.00	405.00	795.00	66.25
Tree Maintenance	0.00	0.00	0.00	******	4,190.00	4,565.00	(375.00)	(8.95)
Miscellaneous Repairs	949.00	275.00	674.00	71.02	62,058.00	4,731.46	57,326.54	92.38
TOTAL REPAIRS & MAINT	10,915.00	9,333.20	1,581.80	14.49	192,761.00	116,706.02	76,054.98	39.46
Contract Services								
Landscaping/Interior	236.00	236.26	(0.26)	(0.11)	3,612.00	3,613.38	(1.38)	(0.04)
Landscaping/Exterior	4,445.00	8,373.51	(3,928.51)	(88.38)	41,700.00	31,145.70	10,554.30	25.31
Trash	441.00	444.00	(3.00)	(0.68)	4,410.00	4,440.00	(30.00)	(0.68)
Pest Control	244.00	208.09	35.91	14.72	2,384.00	2,048.26	335.74	14.08

ONE TEXAS CENTER

BUDGET COMPARISON REPORT
July 31, 2016

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
Janitorial	39,583.00	0.00	39,583.00	100.00	395,830.00	0.00	395,830.00	100.00
Uniforms	195.00	198.58	(3.58)	(1.84)	1,950.00	2,150.34	(200.34)	(10.27)
Window Cleaning	0.00	0.00	0.00	******	8,582.00	0.00	8,582.00	100.00
Carpet Maintenance	0.00	0.00	0.00	******	17,540.00	100.00	17,440.00	99.43
Elevator Maintenance	5,837.00	4,429.71	1,407.29	24.11	53,113.00	50,359.55	2,753.45	5.18
Security	21,061.00	19,775.41	1,285.59	6.10	211,040.00	208,392.43	2,647.57	1.25
Parking Lot Sweeping	267.00	267.00	0.00	0.00	2,670.00	2,670.00	0.00	0.00
Life/Safety	2,156.00	290.79	1,865.21	86.51	30,385.00	17,488.16	12,896.84	42.44
TOTAL CONTRACT SERVICES	74,465.00	34,223.35	40,241.65	54.04	773,216.00	322,407.82	450,808.18	58.30
Supplies								
Janitorial Supplies	0.00	137.92	(137.92)	******	50.00	137.92	(87.92)	(175.84)
Lamps & Ballasts	236.00	481.08	(245.08)	(103.85)	2,360.00	4,855.90	(2,495.90)	(105.76)
HVAC Filters	715.00	0.00	715.00	100.00	2,860.00	2,025.00	835.00	29.20
Maintenance Supplies	500.00	71.65	428.35	85.67	5,000.00	1,943.96	3,056.04	61.12
Miscellaneous Supplies	0.00	0.00	0.00	******	0.00	38.92	(38.92)	******
TOTAL SUPPLIES	1,451.00	690.65	760.35	52.40	10,270.00	9,001.70	1,268.30	12.35
Insurance	0.00	0.00	0.00	******	8,234.00	7,404.24	829.76	10.08
Miscellaneous Operating	7,173.00	11,497.30	(4,324.30)	(60.29)	71,730.00	85,331.72	(13,601.72)	(18.96)
Tenant Projects	0.00	48,358.75	(48,358.75)	******	0.00	183,488.93	(183,488.93)	******
TOTAL OPERATING EXPENSE	172,459.00	175,005.90	(2,546.90)	(1.48)	1,790,309.00	1,420,099.95	370,209.05	20.68
NET OPERATING INCOME	137,953.00	134,409.74	(3,543.26)	(2.57)	1,313,931.00	1,840,503.36	526,572.36	40.08
Non Operating Expense								
Miscellaneous Non-Oper	308.00	610.55	(302.55)	(98.23)	4,534.00	7,741.06	(3,207.06)	(70.73)
TOTAL NON-OPERATING ADMIN	308.00	610.55	(302.55)	(98.23)	4,534.00	7,741.06	(3,207.06)	(70.73)
NET INCOME	137,645.00	133,799.19	(3,845.81)	(2.79)	1,309,397.00	1,832,762.30	523,365.30	39.97
Changes in Other Assets								
Tenant A/R - Construction	0.00	0.00	0.00	******	0.00	5,094.06	(5,094.06)	******
Net Change in Other Asset	0.00	0.00	0.00	******	0.00	5,094.06	(5,094.06)	******
Capital Expenditures								
Changes in Liabilities								
Chngs in Capital & Intrco								
Owner Draw	0.00	192,211.12	(192,211.12)	******	0.00	2,008,370.98	(2,008,370.98)	******

ONE TEXAS CENTER

BUDGET COMPARISON REPORT
July 31, 2016

	CURRENT BUDGET	CURRENT ACTUAL	CURR. VARIANCE	PERCENT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCENT
Net Chngs in Cap & Intrco	0.00	192,211.12	(192,211.12)	******	0.00	2,008,370.98	(2,008,370.98)	******
Sales Proceeds								
Net Cash Flow	137,645.00	(58,411.93)	(196,056.93)	(142.44)	1,309,397.00	(180,702.74)	(1,490,099.74)	(113.80)
Ending Cash	0.00	50,050.00	50,050.00	******	0.00	50,050.00	50,050.00	******
Beginning Cash	0.00	108,461.93	(108,461.93)	******	0.00	230,752.74	(230,752.74)	******
Increase(Decrease)in Cash	0.00	(58,411.93)	(58,411.93)	******	0.00	(180,702.74)	(180,702.74)	******

LINCOLN PROPERTY COMP.

Working Trial Balance Report

Property/Company : RA1022
ONE TEXAS CENTER

Account Number	Account Description	G/L Trial Balance Debit	G/L Trial Balance Credit	Adjustments Debit	Adjustments Credit	Adjusted Trial Balance Debit	Adjusted Trial Balance Credit
1117-0000	Petty Cash	50.00	0.00				
1118-0000	Oper Acct-LPC	50,000.00	0.00				
1308-0000	Tenant A/R - Construction	8,070.48	0.00				
1315-0000	Lease Commissions Asset	123,592.13	0.00				
1610-0000	Building	1,042,627.63	0.00				
1800-0000	15 Year Property	108,745.06	0.00				
1815-0000	Tenant Improvements	78,359.66	0.00				
1830-0000	7 Year Property	131,079.55	0.00				
2620-0000	Owner Distribution	38,365,765.19	0.00				
2625-0000	Owner Contribution	0.00	152,413.10				
2630-0000	Partners Capital	0.00	67,257.33				
2710-0000	Retained Earnings	0.00	37,855,856.97				
Total		39,908,289.70	38,075,527.40				
			1,832,762.30				

Working Trial Balance Report

Property/Company : RA1022
ONE TEXAS CENTER

Account Number	Account Description	G/L Trial Balance Debit	G/L Trial Balance Credit	Adjustments Debit	Adjustments Credit	Adjusted Trial Balance Debit	Adjusted Trial Balance Credit
3110-0000	Base Rent	0.00	3,091,560.00				
3222-0000	HVAC Reimbursement	0.00	2,850.00				
3230-0000	Other Income	0.00	360.00				
3235-0000	Tenant Reimbursements	0.00	165,833.31				
4110-0000	Electric	290,237.49	0.00				
4120-0000	Water and Sewer	45,568.64	0.00				
4201-0000	Payroll Expense	266,307.84	0.00				
4210-0000	Management Fee	79,386.78	0.00				
4215-0000	Supplies	1,108.09	0.00				
4219-0000	Bank Charges	600.00	0.00				
4220-0000	Postage/Delivery	880.68	0.00				
4225-0000	Telephone	8,153.87	0.00				
4228-0000	Mileage	0.00	0.00				
4230-0000	Misc Administration	2,704.24	0.00				
4231-0000	Office Equipment Rental	811.89	0.00				
4400-0000	Building Repairs	11,421.48	0.00				
4405-0000	Electric R&M	630.00	0.00				
4410-0000	Exterior Lights	17,621.00	0.00				
4415-0000	Plumbing	12,623.63	0.00				
4420-0000	HVAC	55,170.99	0.00				
4425-0000	Keys & Locks	2,860.99	0.00				
4427-0000	Signage	1,561.00	0.00				
4435-0000	Roof/Structural	2,863.47	0.00				
4445-0000	Paving & Striping	2,252.00	0.00				
4455-0000	Irrigation Repairs	405.00	0.00				
4460-0000	Tree Maintenance	4,565.00	0.00				
4465-0000	Miscellaneous Repairs	4,731.46	0.00				
4502-0000	Landscaping/Interior	3,613.38	0.00				
4505-0000	Landscaping/Exterior	31,145.70	0.00				
4510-0000	Trash	4,440.00	0.00				
4515-0000	Pest Control	2,048.26	0.00				
4522-0000	Uniforms	2,150.34	0.00				
4530-0000	Carpet Maintenance	100.00	0.00				
4540-0000	Elevator Maintenance	50,359.55	0.00				
4545-0000	Security	208,392.43	0.00				
4555-0000	Parking Lot Sweeping	2,670.00	0.00				
4565-0000	Life/Safety	17,488.16	0.00				
4605-0000	Janitorial Supplies	137.92	0.00				
4610-0000	Lamps & Ballasts	4,855.90	0.00				
4615-0000	HVAC Filters	2,025.00	0.00				
4620-0000	Maintenance Supplies	1,943.96	0.00				
4625-0000	Miscellaneous Supplies	38.92	0.00				
4705-0000	Insurance	7,404.24	0.00				
4905-0000	Miscellaneous Operating	85,331.72	0.00				
4915-0000	Tenant Projects	183,488.93	0.00				
8308-0000	Miscellaneous Non-Oper	7,741.06	0.00				

One Texas Center

Reconciliation of Acct 1308 to Tenant Billbacks

As of: **July 31, 2016**

	Vendor	Project	
3/15/2012	Payment from Tenant		(18.00)
3/20/2012	Home Depot	Doorbell	30.66
3/22/2012	Payment from Tenant		(1,323.00)
4/24/2012	Cothran's	Rekey 6th and 8th floor	592.08
6/5/2012	Reclass February TRO		18.00
6/5/2012	Cothran's	HRD 770 rekey Suite	99.00
7/24/2012	Chubb	Card reader	700.26
9/25/2012	Red Hawk Fire & Security	16-door panel - 1st billing	2,381.00
10/11/2012	Payment from Tenant		(496.00)
12/18/2012	Red Hawk Fire & Security	16-door panel - 2nd billing	5,555.65
1/9/2013	Payment from Tenant		(496.03)
1/11/2013	Payment from Tenant		(496.00)
1/11/2013	Payment from Tenant		(496.00)
2/7/2013	Payment from Tenant		(496.04)
2/7/2013	Payment from Tenant		(99.00)
3/5/2013	Payment from Tenant		(496.00)
6/14/2013	Payment from Tenant		(496.04)
9/18/2013	Payment from Tenant		(496.04)
9/18/2013	Payment from Tenant		(496.04)
10/1/2013	Payment from Tenant		(496.04)
1/12/2016	Red Hawk Fire & Security	16-Door Istar Access Control	8,079.00
1/29/2016	Payment from Tenant		(2,480.00)
4/28/2016	Payment from Tenant		(504.94)
			8,070.48

One Texas Center

Reconciliation of Account 4905 to Tenant Billbacks

For the month ended: **7/31/2016**

Tenant Name	Check Number	Account 4905	Total billed to tenant
Oct-15			
Billed in October			2,320.45
Cothrans Safe and Lock		127.65	
Nov-15			
Billed in November			247.65
Cothrans Safe and Lock		109.00	
Alma-Collier, Inc.		1,547.12	
Wattinger Service Co., Inc.		2,635.90	
Dec-15			
Billed in December			8,163.99
A&G Electric		900.00	
A&G Electric		525.00	
A&G Electric		525.00	
Furniture Marketing Group		1,075.00	
Titus Systems		360.97	
Titus Systems		436.00	
Jan-16			
Billed in January			200.00
Feb-16			
Billed in February			91,113.41
Furniture Marketing Group		375.58	
Furniture Marketing Group		5,492.63	
Furniture Marketing Group		257.14	
Furniture Marketing Group		242.86	
Furniture Marketing Group		100.00	
Furniture Marketing Group		1,136.95	
Furniture Marketing Group		447.03	
Jahn Construction		1,046.00	
Red Hawk Fire		6,084.00	
Alma-Collier		350.00	
Cothrans Safe and Lock		1,269.00	
Furniture Marketing Group		5,644.15	
Furniture Marketing Group		318.19	
Move Solutions		511.39	
Susational Solutions		400.00	
Mar-16			
Billed in March			26,414.67
Furniture Marketing Group		986.78	
Rust Electrical		819.00	
Cothrans Safe and Lock		117.55	
Cothrans Safe and Lock		79.80	
Cothrans Safe and Lock		79.80	
Red Hawk Fire		1,539.00	
Susational Solutions		640.00	
Furniture Marketing Group		1,715.53	
Furniture Marketing Group		1,752.21	
Furniture Marketing Group		1,714.73	
Furniture Marketing Group		5,863.28	
Furniture Marketing Group		1,550.78	
Furniture Marketing Group		482.21	
Building Image Group		1,832.00	
Apr-16			
Billed in April			19,172.67
Rust Electrical Service		590.00	
Rust Electrical Service		590.00	
Titus Systems, Inc		623.50	
Home Depot Credit Services		627.10	

One Texas Center

Reconciliation of Account 4905 to Tenant Billbacks

For the month ended: 7/31/2016

Tenant Name	Check Number	Account 4905	Total billed to tenant
Move Solutions	[redacted]	224.93	
Furniture Marketing Group	[redacted]	4,751.11	
Furniture Marketing Group	[redacted]	295.00	
Furniture Marketing Group	[redacted]	107.00	
Furniture Marketing Group	[redacted]	185.00	
Furniture Marketing Group	[redacted]	344.00	
Furniture Marketing Group	[redacted]	121.50	
Move Solutions	[redacted]	568.06	
May-16	[redacted]		
Billed in May	[redacted]		10,091.63
Furniture marketing Group	[redacted]	565.06	
Jahn Construction, Inc.	[redacted]	9,324.00	
John Howell	[redacted]	41.70	
Move Solutions-Austin, LTD	[redacted]	160.87	
Jun-16	[redacted]		
Billed in June	[redacted]		3,726.36
Furniture Marketing	[redacted]	485.00	
Move Solutions	[redacted]	417.11	
Rust Electrical	[redacted]	410.00	
Rust Electrical	[redacted]	365.00	
Building Image Group	[redacted]	113.85	
Building Image Group	[redacted]	113.85	
Alma-Collier	[redacted]	1,629.00	
Cothrans Safe and Lock	[redacted]	117.55	
Home Depot Credit	[redacted]	13.97	
Home Depot Credit	[redacted]	29.97	
Move Solutions	[redacted]	31.06	
Jul-16	[redacted]		
Billed in July	[redacted]		11,497.30
Alma-Collier	[redacted]	621.00	
ACR Engineering	[redacted]	4,599.00	
Wattinger Service	[redacted]	362.25	
Furniture Marketing	[redacted]	4,575.85	
Rust Electrical	[redacted]	490.00	
Building Image Group	[redacted]	424.00	
Rust Electrical	[redacted]	425.00	
April Booking Correction	[redacted]	0.20	
		85,331.72	172,948.13

Ending Balances as of: 7/31/2016

Tenant Reimbursements	Acct. 3235-0000	(165,833.31)
Total Outstanding on Activity Reconciliation for TRO and TRH		(4,014.72)
	Difference	**3,100.10**

One Texas Center

Reconciliation of Account 4915 to Tenant Billbacks

For the month ended: 7/31/2016

Tenant Name	Check Number	Account 4915	Total billed to tenant
Jul-16			
Payments Received			(113,696.43)
Furniture Marketing	[redacted]	5,150.00	
Furniture Marketing	[redacted]	3,100.00	
Alma-Collier	[redacted]	430.89	
Furniture Marketing	[redacted]	16,007.50	
Furniture Marketing	[redacted]	400.00	
Furniture Marketing	[redacted]	400.00	
Jahn Construction	[redacted]	21,039.30	
Move Solutions	[redacted]	1,014.50	
Cothrans Safe and Lock	[redacted]	157.31	
Cothrans Safe and Lock	[redacted]	41.66	
Furniture Marketing	[redacted]	46,817.07	
Home Depot Credit	[redacted]	557.99	
Home Depot Credit	[redacted]	99.00	
Laurie Smith Design Associates	[redacted]	3,911.40	
Laurie Smith Design Associates	[redacted]	99.00	
Laurie Smith Design Associates	[redacted]	528.00	
Laurie Smith Design Associates	[redacted]	198.00	
Laurie Smith Design Associates	[redacted]	7,854.00	
Laurie Smith Design Associates	[redacted]	1,979.80	
Laurie Smith Design Associates	[redacted]	2,074.80	
Move Solutions	[redacted]	917.74	
Jahn Construction	[redacted]	9,634.30	
LPC Commerical	[redacted]	116.04	
LPC Commerical	[redacted]	1,834.78	
LPC Commerical	[redacted]	92.50	
LPC Commerical	[redacted]	2,340.85	
Move Solutions	[redacted]	1,300.00	

Ending Balances as of: 7/31/2016	1,566,237.08	(1,544,803.34)
		-
Total Outstanding on Activity Reconciliation for RPT		-
		-
	Difference	**21,433.74**

OWNER DISTRIBUTION FORM

One Texas Center
Owner Distribution
July-16

Cash Balance at EOM	331,763.66
Reserve*	(20,000.00)
Construction Projects	0.00
Mgmt Fee reserve***	0.00
Estimated A/P (7/16)	(22,000.00)
Outstanding 7/16 Checks	(64,939.78)
A/P (recurring invoices)	(8,000.00)
IPA (Actual)	(24,612.76)
Total Distribution	192,211.12

Skyline Check Request

Project Name:	One Texas Center
Project No.:	RA1022
Payable to:	Lincoln Property Company CSE, Inc.
Vendor Key:	LPCSE
Invoice No.:	Management Fee
Description:	July-16 Management Fee
Amount:	8,231.82
Code:	4210-0000
Requested by:	Heather Attaway
Date:	07/31/16

Management Fee Calculation

Office Base Rent	3110-0000	OBR	309,144.00
Utility Recovery	3220-0000		0.00
HVAC Recovery	3222-0000	TRH	960.00
Tenant Reimb/Projects	3245-0000	RPT	125,519.59
Late Charge	3225-000		0.00
Recoveries from Tenants	3229-0000		0.00
Other Income	3230-0000	MSO	150.00
Tenant Reimbursements	3235-0000	TRO	19,018.83
Tenant Rebills-TI	1308-0000	TRI	0.00
Prior Year Exp Recov	3250-0000		0.00
			454,792.42
LESS:			
Tenant Reimb/Projects	3245-0000	RPT	(125,519.59)
Tenant Rebills-TI	1308-0000	TRI	-
	Income used for fee calculation		329,272.83
		X	2.50%
Total Management Fee			8,231.82

****Back Out 1308 (TRI) and 3245 (RPT)

One Texas Center
Bank Reconciliation
Bank of America
Account # [redacted]
As of July 31, 2016

Balance per Books	50,000.00	Balance per Bank	60,421.24
Adjustments:		Adjustments:	
		Outstanding Checks	(10,421.24)
Adjusted Book Balance	50,000.00	Adjusted Bank Balance	50,000.00

Outstanding Checks

Check Number	Check Date	Amount	Check Number	Check Date	Amount
			[redacted]	07/19/16	51.91
				07/19/16	490.00
				07/26/16	392.85
				07/26/16	275.00
				07/26/16	210.09
				07/26/16	1,300.00
				07/26/16	236.26
				07/26/16	4,968.00
				07/26/16	769.65
				07/26/16	425.00
				07/26/16	318.98
				07/26/16	983.50
			Total O/S Checks		10,421.24

[redacted] 8-3-16
Prepared By Date

[redacted] 8/3/16
Reviewed By Date

Bank of America
Merrill Lynch

P.O. Box 15284
Wilmington, DE 19850

Customer service information

Customer service: 1.888.400.9009

bankofamerica.com

Bank of America, N.A.
P.O. Box 831547
Dallas, TX 75283-1547

[redacted]

Your Full Analysis Business Checking

for July 1, 2016 to July 31, 2016

Account number: [redacted]

(3178) LINCOLN PROPERTY CO. CSE INC. AGENT FOR CITY OF AUSTIN OPERATING ACCOUNT

Account summary

Beginning balance on July 1, 2016	$130,646.72
Deposits and other credits	374,753.32
Withdrawals and other debits	-225,055.70
Checks	-219,923.10
Service fees	-0.00
Ending balance on July 31, 2016	**$60,421.24**

# of deposits/credits: 1

# of withdrawals/debits: 76

# of days in cycle: 31

Average ledger balance: $227,422.58

IMPORTANT INFORMATION:
BANK DEPOSIT ACCOUNTS

Updating your contact information - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking. Or, you can call our Customer Service team.

Deposit agreement - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

Electronic transfers: In case of errors or questions about your electronic transfers - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

Reporting other problems - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you for, and you agree to not make a claim against us for the problems or unauthorized transactions.

Direct deposits - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us at the telephone number listed on the front of this statement to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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Additional bank statement pages redacted.

LINCOLN PROPERTY COMP.

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
1118-0000	**Oper Acct-LPC**					108,411.93
07/15/16	OBR to RA1022-100	SK	PMT.	309,144.00		417,555.93
07/15/16	TRO to RA1022-100	SK	PMT.	13.97		417,569.90
07/15/16	TRO to RA1022-100	SK	PMT.	113.85		417,683.75
07/15/16	TRO to RA1022-100	SK	PMT.	29.97		417,713.72
07/15/16	TRO to RA1022-100	SK	PMT.	113.85		417,827.57
07/15/16	RPT to RA1022-100	SK	PMT.	735.70		418,563.27
07/15/16	RPT to RA1022-100	SK	PMT.	1,345.47		419,908.74
07/15/16	RPT to RA1022-100	SK	PMT.	239.71		420,148.45
07/15/16	RPT to RA1022-100	SK	PMT.	116.04		420,264.49
07/15/16	RPT to RA1022-100	SK	PMT.	35,686.40		455,950.89
07/15/16	RPT to RA1022-100	SK	PMT.	176.00		456,126.89
07/15/16	RPT to RA1022-100	SK	PMT.	833.11		456,960.00
07/15/16	RPT to RA1022-100	SK	PMT.	1,834.78		458,794.78
07/15/16	RPT to RA1022-100	SK	PMT.	1,850.00		460,644.78
07/15/16	RPT to RA1022-100	SK	PMT.	92.50		460,737.28
07/15/16	RPT to RA1022-100	SK	PMT.	5,193.90		465,931.18
07/15/16	RPT to RA1022-100	SK	PMT.	4,514.40		470,445.58
07/15/16	RPT to RA1022-100	SK	PMT.	10,378.82		480,824.40
07/15/16	RPT to RA1022-100	SK	PMT.	2,340.85		483,165.25
07/19/16	6/16 MANAGEMENT FEE	JE			8,231.82	474,933.43
07/25/16	CORRECT APRIL BOOKING ERROR	JE			0.20	474,933.23
07/28/16	RECORD 7/16 IPA	JE			24,612.76	450,320.47
07/28/16	7/16 Distribution	JE			192,211.12	258,109.35
07/29/16	AP Summary Posting	AP	RA102	1,371.94		259,481.29
07/29/16	AP Summary Posting	AP	RA102		209,481.29	50,000.00
Total				376,125.26	434,537.19	50,000.00

LINCOLN PROPERTY COMP.

Monthly General Ledger

Property/Company : RA1022
ONE TEXAS CENTER
Period Ending 7/31/2016

Account Number	Description	Jrnl	Ref	Debit	Credit	Balance
	Transaction Totals					
	Total Debits			376,125.26		
	Total Credits			434,537.19		
	Difference			-58,411.93		
	Total Assets			-58,411.93		
	Total Liabilities			0.00		
	Total Equity			0.00		
	Total Income			0.00		
	Total Expense			0.00		
	Ledger Totals					
	Beginning Debits			108,411.93		
	Beginning Credits			0.00		
	Difference			108,411.93		
	Ending Debits			50,000.00		
	Ending Credits			0.00		
	Difference			50,000.00		