## REVISED CONSOLIDATED CASH FLOW STATEMENT (as of January 20, 2011)

	October Budget	November Budget	December Budget	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total	Total 2009/2010 Bud	Difference get/2009-2010
Rental Activities															
Rent Income	\$ 1,108,184.00	\$ 1,186,164.00 \$	1,153,329.00 \$	1,116,446.00 \$	1,124,848.00 \$	1,220,868.00 \$	1,153,882.00 \$	1,164,689.00 \$	1,184,564.00 \$	1,163,338.00 \$	1,301,580.00 \$	1,273,151.00 \$	14,151,043.00	14,891,760.00 \$	(740,717.00)
Rent Expenses	\$ (316,597.00	\$ (342,141.00) \$	(377,471.00) \$	(354,197.00) \$	(349,354.00) \$	(321,205.00) \$	(328,281.00) \$	(334,942.00) \$	(316,813.00) \$	(306,631.00) \$	(331,798.00) \$	(319,228.00) \$	(3,998,658.00)	(4,910,951.00) \$	912,293.00
Real Estate Taxes	\$ (106,689.00	\$ (106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(106,689.00) \$	(105,201.00) \$	(105,201.00) \$	(105,201.00) \$	(1,275,804.00)	(1,460,940.00) \$	185,136.00
Amortization/Depreciation	\$ (180,992.00	\$ (180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(180,992.00) \$	(181,169.00) \$	(181,169.00) \$	(181,169.00) \$	(181,169.00) \$	(2,172,612.00)	(2,169,316.00) \$	(3,296.00)
Debt Service - Interest	\$ (445,314.00	\$ (447,341.00) \$	(444,194.00) \$	(446,210.00) \$	(445,637.00) \$	(437,340.00) \$	(444,464.00) \$	(441,319.00) \$	(443,299.00) \$	(440,157.00) \$	(442,124.00) \$	(441,538.00) \$	(5,318,937.00)	(5,429,489.95) \$	110,552.95
Net Rental Income	\$ 58,592.00	\$ 109,001.00 \$	43,983.00 \$	28,358.00 \$	42,176.00 \$	174,642.00 \$	93,456.00 \$	100,747.00 \$	136,594.00 \$	130,180.00 \$	241,288.00 \$	226,015.00 \$	1,385,032.00 \$	921,063.05 \$	463,968.95
Revenues															
Sales(Lots and Homes)	<u>\$</u> -			\$				\$	<del>-</del>			<u>\$</u>			
Total Revenues	\$ -	\$ - \$	- \$	- \$	-	\$	- \$	- \$	- \$	- \$	- \$	- \$	-		
Cost of Sales	\$ -			\$	<u>-</u>			\$	<u>-</u>	\$	-	\$	-		
Corporate Gross Profit	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-		
Gross Profit	\$ 58,592.00	\$ 109,001.00 \$	43,983.00 \$	28,358.00 \$	42,176.00 \$	174,642.00 \$	93,456.00 \$	100,747.00 \$	136,594.00 \$	130,180.00 \$	241,288.00 \$	226,015.00 \$	1,385,032.00 \$	921,063.05 \$	463,968.95
Operating Expenses															
Auto Expenses	\$ 200.00	\$ 200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	200.00 \$	2,400.00	8,618.06 \$	(6,218.06)
Bank Charges	\$ 50.00	\$ 50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	50.00 \$	600.00	1,191.36 \$	(591.36)
Computer Consultant	\$ 1,200.00	\$ 1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	14,400.00	14,939.03 \$	(539.03)
Executive Compensation	\$ 15,000.00	\$ 15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	15,000.00 \$	180,000.00	180,000.00 \$	-
Office Administration	\$ 5,000.00	\$ 5,000.00 \$	8,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	6,000.00 \$	72,000.00	70,000.00 \$	2,000.00
Payroll Burden	\$ 540.00	\$ 540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	540.00 \$	6,480.00	4,426.40 \$	2,053.60
Equipment Rental	\$ 710.00	\$ 710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	710.00 \$	8,520.00	24,355.00 \$	(15,835.00)
General Insurance		\$	23,287.00 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	23,287.00	23,803.00 \$	(516.00)
Legal - General	\$ 5,000.00	\$ 5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	5,000.00 \$	60,000.00	80,610.29 \$	(20,610.29)
Leasing Commission - Corp														17,336.55 \$	(17,336.55)
Health Insurance	\$ 1,500.00		1,500.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	1,800.00 \$	20,700.00	15,448.00 \$	5,252.00
Management Meals	\$ 100.00		100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	100.00 \$	1,200.00	1,301.49 \$	(101.49)
Offices Supplies	\$ 350.00 \$ 1.300.00		350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	350.00 \$	4,200.00	4,040.11 \$	159.89
Other Taxes and Licenses Other Real Estate Taxes	\$ 1,300.00	\$ - \$ \$	400.00 \$ 2,700.00	250.00 \$	- \$	15,000.00 \$	- \$	1,000.00	2,700.00		\$ ¢	80.00 \$	18,030.00	63,890.59 \$	(45,860.59) 12,502.23
Postage	\$ 260.00	'	2,700.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	260.00 \$	2,700.00	260.00 \$	260.00 \$	10,845.30 \$ 260.00 \$	16,245.30 3,120.00	3,743.07 \$ 3,111.66 \$	8.34
Accounting	\$ 1,500.00		1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	1,500.00 \$	18,000.00	15,623.25 \$	2,376.75
Promotion & Entertainment	٦,500.00	j 1,500.00 ş	1,300.00 \$	1,300.00 \$	1,300.00 \$	1,300.00 \$	1,300.00 \$	1,300.00 \$	-	1,500.00 \$	1,300.00 \$	1,300.00 \$	-	7,803.38 \$	(7,803.38)
Internal Control Audit/Review			\$	5,500.00				Ÿ				\$	5,500.00	7,003.30 \$ \$	5,500.00
Audit and Tax Returns			\$	45,000.00				\$	<u>-</u>			Ś	45,000.00	70,481.05 \$	(25,481.05)
Rent	\$ 6,204.00	\$ 6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	6,204.00 \$	74,448.00	87,526.37 \$	(13,078.37)
Telephone	\$ 250.00		250.00 \$	250.00 \$	250.00 \$	250.00 \$	250.00 \$	250.00 \$	250.00 \$	250.00 \$	250.00 \$	250.00 \$	3,000.00	2,403.20 \$	596.80
Management Travel	\$ 2,500.00		2,500.00 \$	2,500.00 \$	2,500.00 \$	2,500.00 \$	2,500.00 \$	2,500.00 \$	2,500.00 \$	2,500.00 \$	2,500.00 \$	2,500.00 \$	30,000.00	27,479.47 \$	2,520.53
Payroll Processing Fees	\$ 150.00	\$ 150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	150.00 \$	1,800.00	1,886.37 \$	(86.37)
Board of Directors Fees	\$ 9,000.00	\$ 9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	9,000.00 \$	108,000.00	108,000.00 \$	-
Shareholders Annual Meeting				\$	=		\$	1,500.00				\$	1,500.00	785.68 \$	714.32
Board Travel and Meals Dead Storage	\$ -	\$ 7,000.00 \$	- \$	-	\$	- \$	- \$	7,000.00 \$	- \$	- \$	7,000.00	\$	21,000.00	17,565.19 \$ 16,466.33 \$	3,434.81 (16,466.33)
Total Operating Expenses	\$ 50,814.00	\$ 56,514.00 \$	78,901.00 \$	101,564.00 \$	50,814.00 \$	65,814.00 \$	50,814.00 \$	60,314.00 \$	53,514.00 \$	50,814.00 \$	57,814.00 \$	\$ 61,739.30 \$	739,430.30	872,834.90	(133,404.60)
Net Operating Income	\$ 7,778.00	\$ 52,487.00 \$	(34,918.00) \$	(73,206.00) \$	(8,638.00) \$	108,828.00 \$	42,642.00 \$	40,433.00 \$	83,080.00 \$	79,366.00 \$	183,474.00 \$	164,275.70 \$	645,601.70 \$	48,228.15 \$	597,373.55
Other Income and Expenses		\$ -	Ś	<u> </u>								•		1.017.03	(1.047.03)
Miscellaneous Income	\$ 1,200.00	•	1,200.00 \$	- \$ 1,200.00 \$	- 1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	1,200.00 \$	- 14,400.00	1,917.92 \$ 16,291.04 \$	(1,917.92) (1,891.04)
Interest Income Subordinated Debentures	\$ 1,200.00		(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(3,176.44) \$	(38,117.28)	(38,297.76) \$	(1,891.04) 180.48
Total Other Income and Expenses	\$ (3,176.44		(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(1,976.44) \$	(23,717.28) \$	(20,088.80) \$	(3,628.48)
Net Income	\$ 5,801.56		(36,894.44) \$	(75,182.44) \$	(10,614.44) \$	106,851.56 \$	40,665.56 \$	38,456.56 \$	81,103.56 \$	77,389.56 \$	181,497.56 \$	162,299.26 \$	621,884.42 \$	28,139.35 \$	593,745.07

Cash Flow from operating activities

## REVISED CONSOLIDATED CASH FLOW STATEMENT (as of January 20, 2011)

		October Budget	November Budget	December Budget	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total	Total 2009/2010 B	Difference Budget/2009-2010
Net Income	\$	5,801.56 \$	50,510.56 \$	(36,894.44) \$	(75,182.44) \$	(10,614.44) \$	106,851.56 \$	40,665.56 \$	38,456.56 \$	81,103.56 \$	77,389.56 \$	181,497.56 \$	162,299.26 \$	621,884.42 \$	28,139.35	
Adjustments to reconcile net income to net cash provided by Operations																
Amortization/Depreciation  Accounts receivable	\$ \$	180,992.00 \$ 161,103.00 \$	180,992.00 \$ 125,694.00 \$	180,992.00 \$ 125,694.00	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$	180,992.00 \$ \$	2,171,904.00 412,491.00	2,169,316.00 : 238,954.00 :	
Required Building Improvements Optional Building Improvements	Ś	_	\$	(51,230.00) \$			Ś	- \$	- \$	- \$	- \$	_	\$	(51,230.00)	(267,730.00)	
Tenant Improvements	\$	(6,759.00) \$	(7,910.00) \$	(8,510.00) \$	(37,885.00) \$	(112,833.00) \$	(100,507.00) \$	(13,247.00) \$	(36,550.00) \$	(44,255.00) \$	(36,488.00) \$	(150,768.00) \$	(6,460.00) \$	(562,172.00)	(442,426.00)	•
Leasing Commission	\$	(117,731.00) \$	(13,299.00) \$	(6,512.00) \$	(53,504.00) \$	(82,995.00) \$	(32,643.00) \$	(8,557.00) \$	(10,480.00) \$	(114,733.00) \$	(73,876.00) \$	- \$	(4,527.00) \$	(518,857.00)	(161,625.00)	
Notes Receivable Real Estate Tax Escrows	\$ \$	6,512.00 \$ (63,083.00) \$	6,590.00 \$ 66,917.00 \$	6,669.00 \$ (63,083.00) \$	6,749.00 \$ (63,083.00) \$	6,830.00 \$ (63,083.00) \$	2,910.00 \$ 227,917.00 \$	1,640.00 \$ (63,083.00) \$	1,652.00 \$ (63,083.00) \$	1,665.00 \$ (63,083.00) \$	1,677.00 \$ (63,083.00) \$	1,690.00 \$ (63,083.00) \$	1,703.00 \$ 329,917.00 \$	46,287.00 57,004.00 \$	187,977.00 : 71,012.00 :	
Accrued Real Estate Taxes	\$	106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	106,689.00 \$	1,280,268.00 \$	1,421,636.00	
Real-estate Tax Payments	<b>.</b>	(11 000 00) ¢	(11 000 00) 6	(11 000 00) Ć	(11 000 00) ¢	\$	(401,500.00)	(11 000 00) 6	(11 000 00) 6	(11 000 00)	(11 000 00) ¢	\$ (44,000,00)	(878,768.00) \$	(1,280,268.00) \$	(1,458,451.00)	
2007 Pay roll tax payments Springvale Meadows Expences	\$	(11,000.00) \$ \$	(11,000.00) \$ (20,000.00) \$	(11,000.00) \$ (25,000.00)	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$	(11,000.00) \$ \$	(132,000.00) (45,000.00)	(66,000.00) (129,781.86)	
Executive Bonus			( -,, ,	( -,,									\$	-	( , , , , , , , , , , , , , , , , , , ,	,
Total Adjustments	\$	256,723.00 \$	434,673.00 \$	254,709.00 \$	128,958.00 \$	24,600.00 \$	(27,142.00) \$	193,434.00 \$	168,220.00 \$	56,275.00 \$	104,911.00 \$	64,520.00 \$	(281,454.00) \$	1,378,427.00 \$	1,562,881.14	\$ (184,454.14)
Net Cash provided from Operations	\$	262,524.56 \$	485,183.56 \$	217,814.56 \$	53,775.56 \$	13,985.56 \$	79,709.56 \$	234,099.56 \$	206,676.56 \$	137,378.56 \$	182,300.56 \$	246,017.56 \$	(119,154.74) \$	2,000,311.42 \$	1,591,020.49	\$ 409,290.93
Cash Flows from Financing activities																
Washington Securities	\$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00 \$	200,000.00			
Subordinated Debentures	\$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00 \$	440,000.00			
Burke & Herbert (Spring Valley Retail)  Met Life (Little Falls Mall)	\$ \$	12,651,428.00 \$ 26,610,932.00 \$	12,630,838.00 \$ 26,565,077.00 \$	12,607,669.00 \$ 26,518,980.00 \$	12,586,815.00 \$ 26,472,639.00 \$	12,565,837.00 \$ 26,426,053.00 \$	12,537,401.00 \$ 26,379,220.00 \$	12,516,124.00 \$ 26,332,139.00 \$	12,492,285.00 \$ 26,284,809.00 \$	12,470,737.00 \$ 26,237,229.00 \$	12,446,633.00 \$ 26,189,397.00 \$	12,424,809.00 \$ 26,141,312.00 \$	12,402,854.00 26,092,972.00			
Key Bank Loan (Sumner Highland Apt)	\$	17,744,717.00 \$	17,725,804.00 \$	17,706,789.00 \$	17,687,672.00 \$	17,668,451.00 \$	17,649,127.00 \$	17,629,699.00 \$	17,610,166.00 \$	17,590,527.00 \$	17,570,783.00 \$	17,550,932.00 \$	17,530,974.00			
Teachers Loan (Spring Valley Office	\$	22,028,302.00 \$	22,009,109.00 \$	,,	21,970,382.00 \$	21,950,846.00 \$	21,931,195.00 \$	21,911,427.00 \$	21,891,543.00 \$	21,871,541.00 \$	21,851,420.00 \$	21,831,180.00 \$	21,810,821.00			
Haymount Mezz *	\$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96 \$	8,250,229.96			
Total Long Term Debt	\$	87,925,608.96 \$	87,821,057.96 \$	87,713,469.96 \$	87,607,737.96 \$	87,501,416.96 \$	87,387,172.96 \$	87,279,618.96 \$	87,169,032.96 \$	87,060,263.96 \$	86,948,462.96 \$	86,838,462.96 \$	86,727,850.96			
Increase or (Decrease) in Long Term Debt	\$	- \$	(104,551.00) \$	(107,588.00) \$	(105,732.00) \$	(106,321.00) \$	(114,244.00) \$	(107,554.00) \$	(110,586.00) \$	(108,769.00) \$	(111,801.00) \$	(110,000.00) \$	(110,612.00) \$	- (1,197,758.00)	(1,826,816.00)	\$ 629,058.00
Net Increase (Decrease) in Cash (FREE CASH FLOW)	\$	262,524.56 \$	380,632.56 \$	110,226.56 \$	(51,956.44) \$	(92,335.44) \$	(34,534.44) \$	126,545.56 \$	96,090.56 \$	28,609.56 \$	70,499.56 \$	136,017.56 \$	(229,766.74) \$	802,553.42 \$	(235,795.51)	\$ 1,038,348.93
Share Holder Dividend	\$	(50,000.00) \$	(50,000.00) \$	(50,000.00)									\$	(150,000.00) \$	(400,000.00)	\$ 250,000.00
Summary																
Cash Balance at Beginning of Period	\$	<b>1,557,845.66</b> \$	1,770,370.22 \$	2,101,002.78 \$	2,161,229.34 \$	2,109,272.90 \$	2,016,937.46 \$	1,982,403.02 \$	2,108,948.58 \$	2,205,039.14 \$	2,233,648.70 \$	2,304,148.26 \$	2,440,165.82			
Increase (Decrease) in cash during period	\$	212,524.56 \$	330,632.56 \$	60,226.56 \$	(51,956.44) \$	(92,335.44) \$	(34,534.44) \$	126,545.56 \$	96,090.56 \$	28,609.56 \$	70,499.56 \$	136,017.56 \$	(229,766.74) \$	652,553.42	(939,176.57)	\$ 1,591,729.99
Cash at End of Period	\$	1,770,370.22 \$	2,101,002.78 \$	2,161,229.34 \$	2,109,272.90 \$	2,016,937.46 \$	1,982,403.02 \$	2,108,948.58 \$	2,205,039.14 \$	2,233,648.70 \$	2,304,148.26 \$	2,440,165.82 \$	2,210,399.08 \$	2,210,399.08		
Burke and Herbert LC	\$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00 \$	339,375.00		
Total Cash and Available Credit	\$	2,109,745.22 \$	2,440,377.78 \$	2,500,604.34 \$	2,448,647.90 \$	2,356,312.46 \$	2,321,778.02 \$	2,448,323.58 \$	2,544,414.14 \$	2,573,023.70 \$	2,643,523.26 \$	2,779,540.82 \$	2,549,774.08 \$	2,549,774.08		

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