

WC & AN Miller Companies  
Balance Sheet  
June 30, 2011

	Current Month	Prior Month
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 1,580,115.21	\$ 1,531,332.49
Accounts Receivable	732,887.69	588,919.19
Straightline Rent	2,701,465.97	2,701,465.97
Miscellaneous Receivables	(61,094.33)	15,347.71
Provision for Loss	0.00	0.00
Other Receivables	970,250.65	1,002,749.72
Inventory	1,823,238.40	1,820,648.40
Prepaid Expenses	53,700.48	69,731.20
Total Current Assets	<u>7,800,564.07</u>	<u>7,730,194.68</u>
Fixed Assets		
Land	6,310,994.50	6,310,994.50
HLP, II Land	538,905.48	538,905.48
Buildings	49,009,174.12	49,009,174.12
Property and Equipment	276,109.46	276,109.46
Capital Improvements - Opt	28,883.00	28,883.00
Improvements	12,579,476.88	12,449,120.21
Less: Accumulated Depreciation	<u>18,809,505.65</u>	<u>18,651,784.11</u>
Net Fixed Assets	<u>49,934,037.79</u>	<u>49,961,402.66</u>
Other Assets		
Deferred Leasing Commissions,	777,688.03	735,608.87
Deferred Finance Charges, net	772,017.13	772,017.13
Deposit	17,630.05	17,630.05
Deferred Taxes	7,240,432.00	7,240,432.00
Real Estate Tax Escrow	<u>645,033.88</u>	<u>582,162.30</u>
Total Other Assets	<u>9,452,801.09</u>	<u>9,347,850.35</u>
TOTAL ASSETS	<u>\$ 67,187,402.95</u>	<u>\$ 67,039,447.69</u>

WC & AN Miller Companies  
Balance Sheet  
June 30, 2011

Current Month

Prior Month

LIABILITIES AND STOCKHOLDERS' DEFICIT

Current Liabilities		
Accounts Payable	\$ 77,749.13	\$ 90,449.34
2007 Payroll Tax Liability	374,032.68	385,032.68
Accrued Income Taxes	0.00	0.00
Accrued Expenses	1,559,595.34	1,371,488.35
Security Deposits	347,279.94	340,663.27
Prepaid RE Income	29,731.63	12,852.12
Prepaid Rent Income	489,783.39	364,320.44
Total Current Liabilities	<u>2,878,172.11</u>	<u>2,564,806.20</u>
Long-Term Liabilities		
Notes Payable (1)	87,080,398.57	87,189,034.91
Guaranty Reserve	0.00	0.00
Total Long-Term Liabilities	<u>87,080,398.57</u>	<u>87,189,034.91</u>
Total Liabilities	<u>89,958,570.68</u>	<u>89,753,841.11</u>
Minority Interest (2)	(6,091,537.55)	(6,088,147.48)
Total Minority Interest	<u>(6,091,537.55)</u>	<u>(6,088,147.48)</u>
Stockholders' Deficit		
Common Stock	800,200.00	800,200.00
Dividend	(150,000.00)	(150,000.00)
Retained Earnings (Deficit)	(17,329,830.17)	(17,276,445.93)
Total Stockholders' Deficit	<u>(16,679,630.17)</u>	<u>(16,626,245.93)</u>
TOTAL LIABILITIES & STOCKHOLDERS' DEFICI	<u>\$ 67,187,402.96</u>	<u>\$ 67,039,447.70</u>

1. Notes Payable of 8,250,229.96 is offset by a Notes Receivable of 825,023 which is the cash of the 8,250,229.96 from Haymount Limited Partnership to W.C. and A.N. Miller Development Company.

2. W.C. and A.N. Miller Development Company owns 85% of Haymount Limited Partnership.

WC & AN Miller Companies  
Long Term Debt  
June 30, 2011

		Current Month		Budget	Prior Month
N/P Cur Wash Securities	\$	200,000.00	\$	200,000.00	200,000.00
NP Cur Sub Debent		440,000.00		440,000.00	440,000.00
N/P MetLife		26,237,229.63		26,237,229.00	26,284,809.89
N/P Burke & Herbert - SVR		12,470,728.18		12,470,737.00	12,492,272.38
Key Bank Loan		17,570,783.27		17,590,527.00	17,590,527.61
N/P - TIAA Loan		21,911,427.66		21,871,541.00	21,931,195.20
N/P - Haymount Mezz		8,250,229.83		8,250,229.96	8,250,229.83
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Total Long Term Debt	\$	87,080,398.57	\$	87,060,263.96	87,189,034.91
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Notes Repayment Schedule

1. Washington Securities - On Demand
2. Subordinated Debentures - On Demand with 1 year notice
3. MetLife - 1/1/2013
4. Burke & Herbert - 7/6/2016
5. Key Bank Loan - 6/30/2021
6. TIAA - 10/1/2018

WC & AN Miller Companies  
Income Statement  
For the Nine Months Ending June 30, 2011

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Rental Activities						
Rent Income	\$ 1,186,304.67	1,184,564.00	1,740.67	10,153,490.19	10,412,974.00	(259,483.81)
Rent Expenses	(407,561.04)	(316,813.00)	(90,748.04)	(3,199,552.17)	(3,041,001.00)	(158,551.17)
Real Estate Taxes	(102,256.96)	(106,689.00)	4,432.04	(912,176.67)	(960,201.00)	48,024.33
Depreciation	(167,554.02)	(181,169.00)	13,614.98	(1,508,200.96)	(1,629,105.00)	120,904.04
Debt Service-Interest	(436,321.24)	(443,299.00)	6,977.76	(3,955,864.70)	(3,995,118.00)	39,253.30
Net Rental Income	72,611.41	136,594.00	(63,982.59)	577,695.69	787,549.00	(209,853.31)
Revenues						
Total Revenues	0.00	0.00	0.00	0.00	0.00	0.00
Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Corporate Gross Profit	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	72,611.41	136,594.00	(63,982.59)	577,695.69	787,549.00	(209,853.31)
Operating Expenses						
Auto Expenses	161.99	200.00	(38.01)	1,533.29	1,800.00	(266.71)
Bank Charges	2.10	50.00	(47.90)	163.90	450.00	(286.10)
Computer Consultant	1,200.00	1,200.00	0.00	12,696.97	10,800.00	1,896.97
Office Administration	6,000.00	6,000.00	0.00	64,000.00	54,000.00	10,000.00
Equipment Rental	720.59	710.00	10.59	6,720.43	6,390.00	330.43
General Insurance	(405.00)	0.00	(405.00)	23,815.00	23,287.00	528.00
Legal - General	5,617.00	5,000.00	617.00	14,441.91	45,000.00	(30,558.09)
Legal - Loans/Lenders	10,000.00	0.00	10,000.00	13,839.06	0.00	13,839.06
Legal - Haymount	18,065.94	0.00	18,065.94	153,485.68	0.00	153,485.68
Leasing Commission - Corp	29,782.50	0.00	29,782.50	29,782.50	0.00	29,782.50
Health Insurance	1,498.00	1,800.00	(302.00)	12,974.00	15,300.00	(2,326.00)
Management Meals	486.95	100.00	386.95	1,570.64	900.00	670.64
Annual Shareholder Meeting	0.00	0.00	0.00	2,616.71	1,500.00	1,116.71
Office Supplies	949.85	350.00	599.85	4,407.38	3,150.00	1,257.38
Other Taxes and Licenses	1,475.00	0.00	1,475.00	47,746.92	17,950.00	29,796.92
Payroll Taxes	459.00	540.00	(81.00)	6,099.50	4,860.00	1,239.50
Postage	372.23	260.00	112.23	3,229.12	2,340.00	889.12
Accounting	570.00	1,500.00	(930.00)	21,051.98	13,500.00	7,551.98
Review/Audit/Tax Return	0.00	0.00	0.00	45,000.00	45,000.00	0.00
Internal Control Review	0.00	0.00	0.00	5,240.00	5,500.00	(260.00)

For Management Purposes Only

July 27, 2011

WC & AN Miller Companies  
Income Statement  
For the Nine Months Ending June 30, 2011

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Promotion and Entertainment	0.00	0.00	0.00	541.65	0.00	541.65
Rent	6,684.97	6,204.00	480.97	56,324.65	55,836.00	488.65
Executive Compensation	18,000.00	15,000.00	3,000.00	162,000.00	135,000.00	27,000.00
Executive Comp Comm Fees	0.00	0.00	0.00	8,370.00	0.00	8,370.00
Storage	0.00	0.00	0.00	2,240.00	0.00	2,240.00
Telephone	449.18	250.00	199.18	2,869.87	2,250.00	619.87
Management Travel	2,616.43	2,500.00	116.43	16,494.41	22,500.00	(6,005.59)
Payroll Processing Fees	2,431.42	150.00	2,281.42	3,894.78	1,350.00	2,544.78
Board of Directors fees	13,500.00	9,000.00	4,500.00	85,000.00	81,000.00	4,000.00
RE Tax Exp	2,644.18	2,700.00	(55.82)	5,100.17	5,400.00	(299.83)
Board Travel and Meals	0.00	0.00	0.00	18,652.31	14,000.00	4,652.31
Total Operating Expenses	123,282.33	53,514.00	69,768.33	831,902.83	569,063.00	262,839.83
Net Operating Income	(50,670.92)	83,080.00	(133,750.92)	(254,207.14)	218,486.00	(472,693.14)
Other Income and Expenses						
Miscellaneous Income	0.00	0.00	0.00	51,500.00	0.00	51,500.00
Interest Income	463.12	1,200.00	(736.88)	4,219.12	10,800.00	(6,580.88)
Debt Service (Interest) Other	(3,176.44)	(3,176.44)	0.00	(28,587.96)	(28,587.96)	0.00
Total Other Income and Expenses	(2,713.32)	(1,976.44)	(736.88)	27,131.16	(17,787.96)	44,919.12
Net Income	\$ (53,384.24)	81,103.56	(134,487.80)	(227,075.98)	200,698.04	(427,774.02)

For Management Purposes Only

July 27, 2011

W.C. and A.N. MILLER COMPANIES  
STATEMENT OF CASH FLOW  
For the Month Ended JUNE 30, 2011

	Current Month	Year to Date
Cash Flows for Operating Activities:		
Net Income	(53,384)	(225,869)
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities		
Dividend	-	(150,000)
Depreciation and amortization	167,476	1,507,888
Loss on disposition of fixed assets	-	-
Income allocated to minority interest	(3,390)	(27,546)
Accounts receivable	(67,526)	418,865
Other receivables	32,499	72,204
Inventory	(2,590)	(14,431)
Deferred income taxes	-	-
Prepaid expenses	16,031	396,474
Current maturities of long term debt	-	-
Accounts payable	(23,700)	(107,836)
Accrued income taxes	-	-
Accrued expenses	188,107	488,866
Security deposits	6,617	22,152
Prepaid Real Estate Tax Income	16,880	(60,151)
Prepaid rent income	125,463	(80,414)
Total Adjustments	<u>455,865</u>	<u>2,466,070</u>
Net Cash Provided by (Used for) Operating Activities	<u>402,481</u>	<u>2,240,201</u>
Cash Flow for Investing Activities:		
Acquisition of fixed assets	(130,357)	(465,562)
Acquisition of deferred financing charges	(51,834)	(376,598)
Acquisition of real estate tax escrow	(62,872)	(405,150)
Acquisition of water escrow	-	-
Disposition of guaranty reserve	-	-
Disposition of deposit	-	-
Net Cash Used for Investing Activities	<u>(245,062)</u>	<u>(1,247,309)</u>
Cash Flow for Financing Activities:		
Disposition of long term debt	(108,636)	(970,623)
Acquisition of long term debt	-	-
Net Cash Used for Financing Activities	<u>(108,636)</u>	<u>(970,623)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	48,783	22,269
Cash and cash equivalents, Beginning of Period	<u>1,531,332</u>	<u>1,557,847</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u><u>1,580,115</u></u>	<u><u>\$ 1,580,115</u></u>

<i>Current Assets</i>	
Petty Cash	500
Cash - Checking	248,316
Cash Savings Burke & Herbert	672,968
Cash - Security Dep.	59,787
Accounts Receivable	429,301
A/R CAM	252,732
Allowance For Bad Debt	(234,411)
Total Current Assets	<u>1,429,193</u>
<i>Prepaid Expenses</i>	
Prepaid Insurance Expense	38,629
Prepaid Real Estate Tax Expense	11,769
Prepaid Expenses	2,296
Total Prepaid Expenses	<u>52,694</u>
<i>Escrow Accounts</i>	
Escrow - Taxes	<u>400,862</u>
Total Escrow Accounts	<u>400,862</u>
<i>Long-term Assets</i>	
A/R Other	200,043
Accrued Interest Rcv	1,611
Deposits - Utility	3,705
Notes Receivable	<u>143,209</u>
Total Long-term Assets	<u>348,568</u>
<i>Fixed Assets</i>	
Land	6,297,962
Land Improvement	1,612,631
Buildings	48,831,228
A/D Buildings	(14,617,260)
A/D Tenant Improvements	(3,383,798)
A/D Improvements	(503,084)
A/D Tenant Improvements	(28,776)
Furniture	32,045
A/D Furniture & Equipment	(9,228)
Equipment	48,086
Capital Impr. - Bldg	52,165
Deferred Charges	461,165
Loan Fees	1,011,985
Accum. Amort.	(12,614)
Capital Impr. - Tenant	10,920,636
Acc.Amort.-Lease Com	(703,011)
Lease Commission	991,538
Acc. Amort. Loan Lease	(277,122)
Total Fixed Assets	<u>50,724,549</u>
Total Assets	<u><u>52,955,867</u></u>

*Liabilities & Owners Equity*

*Liabilities*

*Current Liabilities*

Prepaid Rent	485,448
A/P Other	64,965
Accrued Expense	319,382
Accrued Capital Expenditure	110,143
Accrued Insurance	3,854
Accrued Real Estate Taxes	229,149
Note Payable	17,570,783
Unrefundable Security Deposit	250
Tenant Security Dep	321,945
Prepaid Income	29,732
Accrued Interest	204,678

Total Current Liabilities 19,340,328

*Long Term Liabilities*

Notes Payable 60,619,385

Total Long Term Liabilities 60,619,385

Total Liabilities 79,959,714

*Owners' Equity*

Owners' Distributions (1,597,201)

Earned Surplus (25,406,646)

Total Owner's Equity (27,003,847)

Total Liabilities and Owner's Equity 52,955,867



890x WC&AN Miller-CONSOLIDATED (Commercial&Residential)  
Statement of Operations  
JUNE 30, 2011

Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
<i>Income</i>								
Residential Potential	212,141	209,806	2,335	1,896,619	1,883,458	13,161	1%	2,514,978
Potential Rent Income	553,813	535,668	18,145	4,965,028	4,865,310	99,719	2%	6,505,156
Retail Potential	350,579	340,496	10,083	3,004,368	2,927,983	76,385	3%	3,936,194
Vacancies	(62,562)	(56,503)	(6,060)	(682,777)	(696,528)	13,751	2%	(864,810)
Vacancy - Retail	(14,281)	0	(14,281)	(174,464)	0	(174,464)	0%	0
<b>Total Rental Income</b>	<b>1,039,689</b>	<b>1,029,467</b>	<b>10,222</b>	<b>9,008,774</b>	<b>8,980,222</b>	<b>28,552</b>	<b>0%</b>	<b>12,091,519</b>
<i>Other Adjustments to Income:</i>								
Concession	(52,237)	(31,149)	(21,089)	(316,044)	(253,288)	(62,757)	-25%	(295,372)
Model Allowance	(1,775)	(1,525)	(250)	(15,020)	(13,725)	(1,295)	-9%	(18,300)
<b>Total Adjustments to Inco</b>	<b>(54,012)</b>	<b>(32,674)</b>	<b>(21,339)</b>	<b>(331,064)</b>	<b>(267,013)</b>	<b>(64,052)</b>	<b>-24%</b>	<b>(313,672)</b>
<i>Reimbursable Income:</i>								
Operating Expenses	60,633	70,533	(9,900)	568,261	763,964	(195,703)	-26%	971,400
Real Estate Tax	30,134	16,197	13,938	290,863	212,264	78,599	37%	451,095
PY Recoveries - Miller	0	0	0	(201,522)	0	(201,522)	0%	0
<b>Total Reimbursable Income</b>	<b>90,768</b>	<b>86,730</b>	<b>4,038</b>	<b>657,602</b>	<b>976,228</b>	<b>(318,626)</b>	<b>-33%</b>	<b>1,422,495</b>
<i>Other Income:</i>								
Parking/Garage	25,220	26,470	(1,250)	26,980	28,230	(1,250)	-4%	28,890
Contracting Revenue	49,081	53,832	(4,751)	490,433	484,488	5,945	1%	645,984
Parking Concession (Income)	(5,008)	(4,799)	(209)	(43,517)	(43,191)	(326)	-1%	(57,588)
Storage Rent	1,420	1,090	330	13,413	10,441	2,972	28%	13,711
Vacancies - Storage	(232)	0	(232)	(2,578)	0	(2,578)	0%	0
Percentage Rent	2,118	2,118	0	19,064	49,003	(29,940)	-61%	55,358
Other Utilities	0	939	(939)	0	939	(939)	-100%	3,756
Late Fee	1,360	332	1,028	9,116	2,988	6,128	205%	3,984
Pet Charges - Monthly	2,498	1,400	1,098	20,068	12,600	7,468	59%	16,800
Guest Suite Fees	150	0	150	1,260	0	1,260	0%	0
Returned Check	25	35	(10)	25	315	(290)	-92%	420
Early Lease Break	5,627	0	5,627	32,880	0	32,880	0%	0
Owner Income-Asset Manageme	16,063	9,010	7,053	140,387	77,921	62,466	80%	107,624
Misc. Income	8,359	7,418	941	77,013	69,265	7,748	11%	91,670
Other Rent Fees	1,350	550	800	10,990	4,950	6,040	122%	6,600
Credit Check	432	250	182	2,850	2,250	600	27%	3,000
Collection of Bad Debt	0	0	0	4,336	0	4,336	0%	0
Interest Income - Security	22	0	22	201	0	201	0%	0
Interest Income	1,374	1,053	322	15,257	11,041	4,215	38%	14,124
<b>Total Other Income:</b>	<b>109,860</b>	<b>99,698</b>	<b>10,162</b>	<b>818,177</b>	<b>711,241</b>	<b>106,937</b>	<b>15%</b>	<b>934,333</b>
<b>Total Gross Income</b>	<b>1,186,305</b>	<b>1,183,221</b>	<b>3,083</b>	<b>10,153,489</b>	<b>10,400,678</b>	<b>(247,189)</b>	<b>-2%</b>	<b>14,134,675</b>
<i>Operating Expense:</i>								
<i>Full Service Expenses:</i>								
<i>Administrative Expenses:</i>								
Advertising	4,074	1,955	(2,119)	30,182	26,455	(3,727)	-14%	33,320
Tenant Promotions	0	850	850	3,301	6,150	2,849	46%	8,700
Credit Checks	1,049	310	(739)	4,373	2,790	(1,583)	-57%	3,720
Signage	354	0	(354)	1,914	300	(1,614)	-538%	400
Model-Accessories/Decoratio	0	0	0	75	5,400	5,325	99%	5,450
Management Fee	6,374	6,374	0	57,034	56,702	(332)	-1%	75,824
Contract Admin Salary	4,887	4,120	(767)	37,682	36,360	(1,322)	-4%	48,720
Legal	123	120	(3)	1,986	1,080	(906)	-84%	1,440
Information Management Serv	30	125	95	840	1,125	285	25%	1,500
Contract Other Training	0	0	0	552	1,950	1,398	72%	1,950
Training & Education	8	0	(8)	8	0	(8)	0%	0
Printing/Reproduction	109	142	33	2,079	1,278	(801)	-63%	1,704
Paper, Pads, Etc.	314	225	(89)	1,919	2,025	106	5%	2,700

890x WC&AN Miller-CONSOLIDATED (Commercial&Residential)  
Statement of Operations  
JUNE 30, 2011

Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
Food & Beverages	249	150	(99)	983	1,350	367	27%	1,800
Telephone	2,332	1,295	(1,037)	13,899	11,655	(2,244)	-19%	15,540
Phones - Office	(807)	0	807	0	0	0	0%	0
Postage	0	25	25	75	225	150	67%	300
Cable Charges	150	0	(150)	1,176	0	(1,176)	0%	0
Bad Debt	1,338	1,049	(289)	(50,749)	9,417	60,166	639%	12,575
License Fees	0	0	0	0	0	0	0%	4,750
Furniture and Misc. Equipme	0	108	108	38	972	934	96%	1,296
Misc. Admin. Expense	71	275	204	2,561	2,475	(86)	-3%	3,300
Bank Fees	24	25	1	64	225	161	72%	300
<b>Total Administrative</b>	<b>20,679</b>	<b>17,148</b>	<b>(3,531)</b>	<b>109,993</b>	<b>167,934</b>	<b>57,942</b>	<b>35%</b>	<b>225,289</b>
<i>Utilities:</i>								
Electricity	28,409	1,880	(26,529)	210,069	16,360	(193,709)	-999%	21,680
Electricity-Vacant	229	0	(229)	762	0	(762)	0%	0
Water & Sewer	7,305	4,430	(2,875)	57,490	39,870	(17,620)	-44%	53,160
Gas	378	75	(303)	10,325	855	(9,470)	-999%	1,080
Gas - Vacant Units	111	0	(111)	475	0	(475)	0%	0
<b>Total Utilities</b>	<b>36,433</b>	<b>6,385</b>	<b>(30,048)</b>	<b>279,120</b>	<b>57,085</b>	<b>(222,035)</b>	<b>-389%</b>	<b>75,920</b>
<i>Repairs &amp; Maintenance:</i>								
Snow Removal	0	0	0	25,207	20,000	(5,207)	-26%	20,000
Exterminating	217	130	(87)	1,974	2,370	396	17%	2,760
Security Contract	540	0	(540)	1,721	0	(1,721)	0%	0
Security Systems	365	400	35	5,116	3,000	(2,116)	-71%	4,000
Fire Protection	3,212	550	(2,662)	8,953	4,950	(4,003)	-81%	7,415
Trash Removal	1,509	2,000	491	14,347	18,000	3,653	20%	24,000
Bulk Trash Collection	0	0	0	1,122	600	(522)	-87%	800
Uniforms	0	0	0	250	1,250	1,000	80%	1,500
Mileage Reimb	32	50	18	288	450	162	36%	600
Engineer Services	275	275	0	2,750	2,475	(275)	-11%	3,300
Maintenance Salary	6,748	4,928	(1,820)	40,728	43,487	2,759	6%	58,269
L & G Supplies	1,119	140	(979)	2,425	1,260	(1,165)	-92%	1,680
Maintenance and Cleaning Su	727	100	(627)	4,846	900	(3,946)	-438%	1,200
Maint. & Cleaning Contr.	43,449	2,671	(40,778)	100,465	24,039	(76,426)	-318%	32,052
L & G Contract	8,251	4,350	(3,901)	25,530	33,650	8,120	24%	45,200
R & M Asphalt & Concrete	0	0	0	0	1,500	1,500	100%	1,500
Appliance Supplies	327	150	(177)	2,230	1,350	(880)	-65%	1,800
Glass/Doors/Windows	684	250	(434)	1,588	2,250	662	29%	3,000
R & M Locks & Keys	504	50	(454)	3,489	450	(3,039)	-675%	600
Electric Maint. Contracts	290	125	(165)	903	1,125	222	20%	1,500
R & M Electrical	935	200	(735)	6,564	1,800	(4,764)	-265%	2,400
R & M Plumbing	96	165	69	1,811	1,485	(326)	-22%	1,980
Plumbing Maintenance Contra	195	1,000	805	8,010	11,000	2,990	27%	15,000
R&M Carpet/Floor	3	500	497	3,885	4,500	615	14%	6,000
R & M Roof	1,460	0	(1,460)	2,920	5,100	2,180	43%	7,600
R & M HVAC	1,513	535	(978)	6,215	4,815	(1,400)	-29%	6,420
HVAC Contract	3,808	250	(3,558)	5,810	2,250	(3,560)	-158%	3,000
R & M Tools/Supplies	14	85	71	138	765	627	82%	1,020
R & M Elevator	10,053	0	(10,053)	11,719	0	(11,719)	0%	0
R & M Drywall	450	25	(425)	2,179	225	(1,954)	-868%	300
Painting - Tenant Turnover	3,840	3,375	(465)	21,730	37,875	16,145	43%	48,000
Hardware Supplies	0	0	0	149	0	(149)	0%	0
Appliance Contracts	0	150	150	0	450	450	100%	600
Other Maintenance Service C	738	0	(738)	9,508	14,200	4,692	33%	14,200
R & M General	24	167	143	2,438	1,503	(935)	-62%	2,004
Tenant Expense Reimbursemen	(2,566)	0	2,566	(1,138)	0	1,138	0%	0
<b>Total Repairs &amp; Maintenanc</b>	<b>88,812</b>	<b>22,621</b>	<b>(66,191)</b>	<b>325,869</b>	<b>249,074</b>	<b>(76,795)</b>	<b>-31%</b>	<b>319,700</b>
<b>Total Full Service Expens</b>	<b>145,923</b>	<b>46,154</b>	<b>(99,770)</b>	<b>714,982</b>	<b>474,093</b>	<b>(240,889)</b>	<b>-51%</b>	<b>620,909</b>

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Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
<i>CAM Expenses:</i>								
<i>CAM Administrative:</i>								
Misc. Administrative	2,240	1,592	(648)	17,294	16,775	(519)	-3%	21,550
Management Fee	28,242	29,665	1,423	256,082	258,213	2,132	1%	351,786
Asset Management Fee	8,601	9,009	409	75,958	77,921	1,963	3%	107,625
Telephone Expense	1,253	1,568	315	12,764	14,112	1,348	10%	18,816
Renting Expenses	0	0	0	18	0	(18)	0%	0
Total CAM Administrative	40,336	41,834	1,498	362,116	367,021	4,905	1%	499,777
<i>CAM Utilities:</i>								
Electricity	42,145	60,387	18,242	314,419	567,397	252,978	45%	780,250
Water & Sewer	15,810	7,049	(8,761)	74,148	93,363	19,215	21%	124,484
Gas	97	367	270	22,553	38,569	16,015	42%	46,820
Total CAM Utilities	58,052	67,803	9,751	411,121	699,329	288,208	41%	951,554
<i>CAM Repairs &amp; Maintenance:</i>								
Snow Removal	0	0	0	124,631	98,681	(25,950)	-26%	98,681
Exterminating	470	470	0	6,223	6,328	105	2%	7,738
Security Contract	5,977	6,175	198	56,281	55,675	(606)	-1%	74,650
Fire Protection	11,488	725	(10,763)	22,324	15,491	(6,834)	-44%	17,766
Trash Removal	8,477	9,106	629	78,337	83,604	5,267	6%	111,672
Maintenance & Cleaning Supp	1,181	5,867	4,686	22,704	21,774	(930)	-4%	23,124
Engineer Services	24,723	22,799	(1,923)	226,691	202,818	(23,873)	-12%	271,216
Engineering Benefits & Taxe	12,683	4,788	(7,896)	65,465	40,171	(25,294)	-63%	53,484
Maint. & Clean. Contract	(19,685)	24,865	44,550	133,579	213,139	79,561	37%	288,276
Porter Service	6,859	9,141	2,282	70,586	81,055	10,469	13%	108,477
L & G Supplies	1,762	1,105	(657)	25,682	26,062	380	1%	28,207
R & M Parking & Garage	3,600	1,800	(1,800)	18,354	16,200	(2,154)	-13%	21,600
L & G Contract	3,472	4,949	1,477	29,988	32,571	2,583	8%	47,418
R & M Asphalt & Concrete	0	8,750	8,750	2,000	15,180	13,180	87%	17,530
Glass/Doors/Windows	0	0	0	1,296	5,250	3,954	75%	7,000
R & M Electrical	273	2,100	1,827	21,346	35,135	13,789	39%	46,485
R & M Plumbing	5,001	1,230	(3,771)	10,853	23,882	13,029	55%	28,922
R&M Emergency Generator	0	200	200	4,354	4,960	606	12%	6,642
R & M Roof	931	1,749	818	6,486	12,110	5,624	46%	14,760
R & M HVAC	11,430	4,136	(7,294)	63,936	63,938	2	0%	84,784
R&M Tools & Supplies	0	0	0	0	2,400	2,400	100%	2,400
R&M Keys & Locks	180	285	105	2,680	3,015	335	11%	4,020
R & M Elevators	(3,307)	4,316	7,622	26,042	36,020	9,978	28%	49,576
R & M General	2,167	10,340	8,173	80,980	109,073	28,093	26%	113,323
Garage Contractor	17,062	16,602	(461)	164,574	161,804	(2,771)	-2%	219,260
Total CAM Repairs & Maint	94,744	141,497	46,752	1,265,393	1,366,335	100,942	7%	1,747,010
<i>CAM Financial Expense:</i>								
Insurance	3,147	4,993	1,846	43,720	44,937	1,217	3%	59,916
Tax Appeal Fees	2,952	0	(2,952)	37,655	0	(37,655)	0%	0
Taxes - Payroll	214	767	553	4,494	6,786	2,292	34%	9,089
Employee Benefit	0	181	181	0	1,597	1,597	100%	2,140
Insurance - Property	969	2,373	1,404	19,950	21,357	1,407	7%	28,476
Insurance - Workmen's Compe	1,019	0	(1,019)	(176)	0	176	0%	0
Insurance - Medical, Life,	1,030	1,146	116	2,404	10,299	7,895	77%	13,736
Contracted Employee Appreci	0	0	0	101	0	(101)	0%	0
Interest on Security Deposi	66	150	84	1,243	1,350	107	8%	1,800
Real Estate Tax	102,257	106,689	4,432	912,177	960,203	48,026	5%	1,275,808
Total CAM Financial Expen	111,654	116,299	4,645	1,021,567	1,046,530	24,962	2%	1,390,965
Total CAM Expenses	304,786	367,433	62,647	3,060,197	3,479,214	419,017	12%	4,589,305

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Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
<i>Non-CAM Expenses:</i>								
<i>Non-CAM Administrative:</i>								
Misc Admin Expense	8	65	57	210	585	375	64%	780
Asset Management Fee	7,462	0	(7,462)	64,429	0	(64,429)	0%	0
Legal Expense	52,208	7,000	(45,208)	178,311	29,250	(149,061)	-510%	39,000
Professional Svcs	0	1,800	1,800	3,005	10,550	7,545	72%	13,600
Bad Debt Expense	0	0	0	77,003	0	(77,003)	0%	0
Bank Fees	0	97	97	0	873	873	100%	1,164
Total Non-CAM Adminstrati	59,678	8,962	(50,716)	322,959	41,258	(281,700)	-683%	54,544
<i>Non-CAM Utilities</i>								
Electricity	878	600	(278)	5,838	5,400	(438)	-8%	7,200
Water & Sewer	0	0	0	325	0	(325)	0%	0
Gas	43	0	(43)	2,175	0	(2,175)	0%	0
Total Non-CAM Utilities	920	600	(320)	8,338	5,400	(2,938)	-54%	7,200
<i>Non-CAM Repairs &amp; Maintenance</i>								
R & M Plumbing	0	0	0	2,677	0	(2,677)	0%	0
R & M HVAC	0	0	0	330	0	(330)	0%	0
R & M Elevators	(1,716)	0	1,716	0	0	0	0%	0
R & M General	226	320	94	2,245	3,060	815	27%	4,230
Total Non-CAM Repairs & M	(1,490)	320	1,810	5,252	3,060	(2,192)	-72%	4,230
Total Non-CAM Expenses	59,109	9,882	(49,227)	336,549	49,718	(286,831)	-577%	65,974
Total Operating Expense	509,818	423,469	(86,350)	4,111,728	4,003,025	(108,702)	-3%	5,276,188
Net Operating Income	676,487	759,753	(83,266)	6,041,761	6,397,653	(355,891)	-6%	8,858,486
<i>Owners' Expense:</i>								
Depreciation Expense	147,394	147,393	(1)	1,326,757	1,326,537	(220)	0%	1,768,725
Amortization Expense	20,160	20,161	1	181,444	181,449	5	0%	241,924
Debt Service-Interest	436,321	443,300	6,979	3,955,865	3,995,122	39,257	1%	5,318,941
Total Owners' Expense	603,875	610,854	6,979	5,464,066	5,503,108	39,042	1%	7,329,590
Earnings after Interest & D	72,611	148,899	(76,287)	577,696	894,545	(316,849)	-35%	1,528,897
<i>Balance Sheet Items:</i>								
<i>Capital &amp; Lease Commissions</i>								
Capital Impr. - Bldg	0	0	0	52,165	51,230	(935)	-2%	51,230
Capital Impr - Tenant	130,434	44,255	(86,179)	413,708	368,456	(45,252)	-12%	562,172
Lease Commission	51,834	114,733	62,899	377,522	440,454	62,932	14%	518,857
Accrued Capital	(77,372)	0	77,372	(66,276)	0	66,276	0%	0
Total Capital & Lease Com	104,896	158,988	54,092	777,119	860,140	83,021	10%	1,132,259
<i>Prepaid/Delinquent Adjustments:</i>								
Delq./Prepaid (-) Beginning	178,080	0	178,080	622,493	0	622,493	0%	0
Delq./Prepaid Ending	(196,585)	0	(196,585)	(196,585)	0	(196,585)	0%	0
Allowance For Bad Debt	0	0	0	(78,366)	0	(78,366)	0%	0
Provision for Loss	0	0	0	(3,940)	0	(3,940)	0%	0
Prepaid Income	16,880	0	16,880	(60,150)	0	(60,150)	0%	0

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Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
Net Change Prepaid/Delinq	(1,626)	0	(1,626)	283,451	0	283,451	0%	0
<i>Change in Assets:</i>								
A/R Other	81,407	0	81,407	44,278	0	44,278	0%	0
Deposits - Utility	930	0	930	(2,050)	0	(2,050)	0%	0
Notes Receivable	32,499	1,665	30,834	72,204	41,217	30,987	75%	46,287
Prepaid Expenses	(2,243)	0	(2,243)	(1,149)	0	(1,149)	0%	0
Prepaid Insurance	(37,141)	0	(37,141)	13,063	0	13,063	0%	0
Prepaid Taxes	41,589	0	41,589	327,224	0	327,224	0%	0
Escrow - Taxes	(62,872)	(62,519)	(352)	(745,046)	(562,675)	(182,371)	-32%	(650,111)
Escrow - Taxes (Contra Acco	0	0	0	584,068	0	584,068	0%	0
Acc Depreciation/Amortizati	167,554	167,557	(3)	1,506,256	1,508,013	(1,757)	0%	2,010,649
Net Change in Assets	221,723	106,703	115,020	1,798,848	986,555	812,293	82%	1,406,825
<i>Change in Liabilities:</i>								
Accrued Interest	(2,859)	0	(2,859)	(1,782)	0	(1,782)	0%	0
Accrued Expense	58,466	0	58,466	(42,720)	0	(42,720)	0%	0
Accrued Insurance	(3,511)	0	(3,511)	3,854	0	3,854	0%	0
Accrued Real Estate Taxes	57,845	0	57,845	221,014	0	221,014	0%	0
Note Payable	(19,744)	(19,744)	0	(173,935)	(173,935)	0	0%	(233,809)
Unrefundable Security Depos	0	0	0	250	0	250	0%	0
Tenant Security Dep	6,617	0	6,617	21,902	0	21,902	0%	0
Notes Payable	(88,892)	(84,589)	(4,303)	(796,690)	(759,641)	(37,049)	-5%	(1,019,748)
A/P Other	0	0	0	(6,193)	0	(6,193)	0%	0
Net Change in Liabilities	7,922	(104,333)	112,255	(774,300)	(933,576)	159,276	17%	(1,253,557)
<i>Change in Equity</i>								
Earned Surplus	0	0	0	1,944	0	1,944	0%	0
Owners' Distribution	(100,000)	(65,000)	(35,000)	(1,006,000)	(842,000)	(164,000)	-19%	(983,000)
Net Change in Equity	(100,000)	(65,000)	(35,000)	(1,004,056)	(842,000)	(162,056)	-19%	(983,000)
Total Balance Sheet Items	23,122	(221,619)	244,741	(473,176)	(1,649,161)	1,175,985	71%	(1,961,991)
Cash Flow	95,734	(72,721)	168,454	104,520	(754,616)	859,136	114%	(433,094)

Actual/Budget Spreadsheet  
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Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Budget	August Budget	September Budget	Total
<i>Income</i>														
51108	Residential Potential	209,043	210,083	209,105	209,553	210,073	212,057	212,312	212,251	212,141	210,194	210,549	210,777	2,528,139
51100	Potential Rent Income	553,348	546,895	550,301	547,463	552,595	552,946	554,774	552,893	553,813	546,031	546,509	547,307	6,604,875
51102	Retail Potential	332,750	334,491	330,067	321,971	332,977	334,757	331,462	335,314	350,579	335,777	336,015	336,420	4,012,579
51250	Vacancies	(76,883)	(77,599)	(79,358)	(70,731)	(78,331)	(83,087)	(83,516)	(70,710)	(62,562)	(56,094)	(56,094)	(56,094)	(851,059)
51252	Vacancy - Retail	(32,750)	(16,828)	(22,577)	(8,811)	(19,804)	(25,406)	(14,202)	(19,804)	(14,281)	0	0	0	(174,464)
	Total Rental Income	985,508	997,042	987,538	999,445	997,510	991,267	1,000,831	1,009,943	1,039,889	1,035,908	1,036,978	1,038,410	12,120,071
<i>Other Adjustments to Income:</i>														
51260	Concession	(20,503)	(35,648)	(38,250)	(39,936)	(26,329)	(26,139)	(32,629)	(44,372)	(52,237)	(30,744)	(11,919)	579	(358,129)
51170	Model Allowance	(1,450)	(1,595)	(1,625)	(1,625)	(1,625)	(1,775)	(1,775)	(1,775)	(1,775)	(1,525)	(1,525)	(1,525)	(19,595)
	Total Adjustments to	(21,953)	(37,243)	(39,875)	(41,561)	(27,954)	(27,914)	(34,404)	(46,147)	(54,012)	(32,269)	(13,444)	(946)	(377,724)
<i>Reimbursable Income:</i>														
	Operating Expenses	70,960	(8,008)	56,178	61,957	146,671	59,635	60,424	59,812	60,633	69,145	69,145	69,145	775,697
51800	Real Estate Tax	37,614	25,918	24,524	36,780	30,934	65,235	4,579	35,145	30,134	15,747	131,567	91,517	529,694
51135	PY Recoveries - Miller	0	0	0	(136,558)	(64,965)	0	0	0	0	0	0	0	(201,522)
	Total Reimbursable I	108,574	17,910	80,702	(37,821)	112,640	124,870	65,003	94,957	90,768	84,893	200,713	160,662	1,103,869
<i>Other Income:</i>														
51300	Parking/Garage	220	220	220	220	220	220	220	220	25,220	220	220	220	27,640
51320	Contracting Revenue	53,269	57,086	57,653	58,467	48,446	54,762	52,914	58,755	49,081	53,832	53,832	53,832	651,929
51325	Parking Concession (In	(4,168)	(4,799)	(5,231)	(4,799)	(4,799)	(4,904)	(4,904)	(4,904)	(5,008)	(4,799)	(4,799)	(4,799)	(57,914)
51104	Storage Rent	1,797	1,797	897	1,520	1,520	1,520	1,520	1,420	1,420	1,090	1,090	1,090	16,683
51254	Vacancies - Storage	(330)	(330)	(330)	(330)	(330)	(232)	(232)	(232)	(232)	0	0	0	(2,578)
51600	Percentage Rent	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	25,418
51850	Other Utilities	0	0	0	0	0	0	0	0	0	939	939	939	2,817
52100	Late Fee	1,229	1,047	2,011	2,399	2,976	1,135	831	(3,872)	1,360	332	332	332	10,112
52105	Pet Charges - Monthly	2,024	2,154	2,221	2,277	2,250	2,061	2,304	2,279	2,498	1,400	1,400	1,400	24,268
52172	Guest Suite Fees	0	0	0	0	0	0	0	1,110	150	0	0	0	1,260
52300	Returned Check	0	0	0	0	0	0	0	0	25	35	35	35	130
52400	Early Lease Break	70	1,500	725	20,036	191	4,700	0	30	5,627	0	0	0	32,880
52800	Owner Income-Asset Man	11,625	6,862	7,454	7,798	45,091	15,300	14,889	15,304	16,063	8,879	11,566	9,258	170,090
52900	Misc. Income	6,818	7,168	7,436	14,674	8,098	8,160	8,081	8,218	8,359	7,568	7,418	7,418	99,418
52901	Miscellaneous	400	0	(400)	0	0	0	0	0	0	0	0	0	0
52902	Other Rent Fees	1,034	2,500	1,600	1,300	903	550	595	1,158	1,350	550	550	550	12,640
52950	Credit Check	150	30	120	120	324	216	648	810	432	250	250	250	3,600
52925	Collection of Bad Debt	0	0	0	0	0	0	4,336	0	0	0	0	0	4,336
52998	Interest Income - Secu	23	23	23	23	23	20	22	21	22	0	0	0	201
52999	Interest Income	1,036	1,688	3,295	1,632	1,562	1,584	1,570	1,514	1,374	1,040	1,028	1,015	18,340
	Total Other Income:	77,314	79,064	79,812	107,456	108,594	87,213	84,913	83,950	109,860	73,455	75,979	73,659	1,041,270

Actual/Budget Spreadsheet  
JUNE 30, 2011

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Budget	August Budget	September Budget	Total
	Total Gross Income	1,149,443	1,066,773	1,108,177	1,027,519	1,190,790	1,175,436	1,116,343	1,142,703	1,186,305	1,161,987	1,300,226	1,271,784	13,887,485
<b>Operating Expense:</b>														
<b>Full Service Expenses:</b>														
<b>Administrative Expenses:</b>														
62100	Advertising	3,879	4,398	4,730	2,356	1,953	2,950	2,507	3,336	4,074	2,455	1,955	2,455	37,047
62200	Tenant Promotions	199	0	1,130	688	241	764	0	279	0	850	850	850	5,851
62905	Credit Checks	0	137	342	0	129	646	705	1,364	1,049	310	310	310	5,303
62925	Signage	106	0	0	0	0	0	1,454	0	354	0	100	0	2,014
62955	Model-Accessories/Deco	0	0	0	4	0	0	0	71	0	0	50	0	125
63200	Management Fee	6,042	6,374	6,374	6,374	6,374	6,374	6,374	6,374	6,374	6,374	6,374	6,374	76,156
63300	Contract Admin Salary	4,224	4,310	4,000	4,329	4,000	4,000	4,000	3,932	4,887	4,120	4,120	4,120	50,042
63400	Legal	0	0	72	168	71	1,159	244	149	123	120	120	120	2,346
63422	Information Management	26	620	26	26	30	30	24	26	30	125	125	125	1,215
63448	Contract Other Trainin	290	75	0	0	0	0	0	187	0	0	0	0	552
63450	Training & Education	196	0	0	0	0	0	0	0	8	0	0	0	8
63505	Printing/Reproduction	87	124	453	269	119	159	391	1,286	109	142	142	142	2,505
63510	Paper, Pads, Etc.	64	0	165	54	43	169	211	28	249	150	150	150	2,594
63515	Food & Beverages	1,081	1,168	1,614	1,227	1,616	1,632	789	2,439	2,332	1,295	1,295	1,295	17,784
63600	Telephone	0	0	0	0	0	0	514	293	(807)	0	0	0	0
63602	Phones - Office	48	0	0	0	0	26	0	0	0	25	25	25	150
63605	Postage	0	0	0	362	186	187	146	146	150	0	0	0	1,176
63608	Cable Charges	0	0	0	0	0	0	0	0	0	0	0	0	0
63700	Bad Debt	1,543	17,222	42,742	(91,831)	(56,800)	4,336	0	30,702	1,338	1,051	1,053	1,054	(47,591)
63801	License Fees	0	0	0	0	0	0	0	0	0	4,750	0	0	4,750
63870	Furniture and Misc. Eq	0	38	0	0	0	0	0	0	0	108	108	108	362
63900	Misc. Admin. Expense	576	200	196	15	856	224	187	236	71	275	275	275	3,386
63905	Bank Fees	16	8	16	0	0	0	0	0	24	25	25	25	139
	Total Administrative	18,377	34,674	61,943	(75,865)	(41,018)	22,664	17,688	50,850	20,679	22,400	17,302	17,653	167,347
<b>Utilities:</b>														
64500	Electricity	1,271	1,055	1,537	5,589	5,898	822	2,146	163,342	28,409	1,760	1,760	1,800	215,389
64503	Electricity-Vacant	0	0	0	0	0	0	149	383	229	0	0	0	762
64510	Water & Sewer	3,453	2,157	662	2,580	930	2,191	1,743	36,470	7,305	4,430	4,430	4,430	70,780
64520	Gas	(29)	(32)	(275)	363	122	338	(237)	9,696	378	75	90	60	10,550
64531	Gas - Vacant Units	0	0	0	0	0	0	282	83	111	0	0	0	475
	Total Utilities	4,696	3,179	1,924	8,532	6,950	3,350	4,082	209,973	36,433	6,265	6,280	6,290	297,955
<b>Repairs &amp; Maintenance:</b>														
64540	Snow Removal	0	0	3,482	12,440	8,925	0	360	0	0	0	0	0	25,207
64620	Exterminating	846	120	120	120	180	120	120	131	217	130	130	130	2,364
64630	Security Contract	0	0	0	0	540	540	100	1	540	0	0	0	1,721
64635	Security Systems	362	250	1,079	365	1,318	800	250	328	365	250	350	400	6,116
64640	Fire Protection	450	450	1,157	633	0	2,097	450	505	3,212	1,365	550	550	11,418





Actual/Budget Spreadsheet  
JUNE 30, 2011

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Budget	August Budget	September Budget	Total
74500	Electricity	57,361	47,735	58,315	59,987	54,948	51,103	54,086	(111,261)	42,145	70,145	69,416	73,292	527,272
74510	Water & Sewer	14,640	11,456	8,507	9,368	13,889	9,878	11,957	(21,358)	15,810	7,049	17,023	7,049	105,269
74520	Gas	1,119	2,331	8,678	8,009	5,777	3,212	2,796	(9,466)	97	334	3,337	4,580	30,804
	<b>Total CAM Utilities</b>	<b>73,121</b>	<b>61,522</b>	<b>75,501</b>	<b>77,363</b>	<b>74,615</b>	<b>64,193</b>	<b>68,839</b>	<b>(142,085)</b>	<b>58,052</b>	<b>77,528</b>	<b>89,776</b>	<b>84,921</b>	<b>663,346</b>
<b>CAM Repairs &amp; Maintenance:</b>														
74540	Snow Removal	0	0	36,414	57,443	27,145	3,629	0	0	0	0	0	0	124,631
74620	Exterminating	517	470	470	470	1,888	470	470	1,000	470	470	470	470	7,633
74630	Security Contract	4,666	4,714	5,288	10,496	5,662	3,757	9,455	6,264	5,977	6,275	6,425	6,275	75,256
74640	Fire Protection	742	0	1,163	1,428	1,548	2,363	3,344	250	11,488	650	0	1,625	24,599
74700	Trash Removal	7,479	8,835	7,082	10,883	7,337	10,975	9,651	7,617	8,477	9,406	9,256	9,406	106,405
74800	Maintenance & Cleaning	0	5,850	2,299	1,254	0	34,103	(24,370)	2,387	1,181	350	650	350	24,054
74900	Engineer Services	27,780	25,539	25,865	24,747	22,199	24,201	23,236	28,401	24,723	22,799	22,799	22,799	295,089
74910	Engineering Benefits &	7,074	7,081	7,167	7,762	6,674	2,313	6,344	8,366	12,683	4,438	4,438	4,438	78,778
75000	Maint. & Clean. Contra	21,885	22,043	22,160	22,834	22,908	22,923	15,461	3,051	(19,685)	25,316	24,910	24,910	208,715
75005	Porter Service	7,612	7,326	9,592	9,567	9,342	(20,160)	31,848	8,600	6,859	9,141	9,141	9,141	98,008
75502	L & G Supplies	3,639	2,386	8,689	5,121	0	1,692	1,267	1,127	1,762	250	355	1,540	27,827
75506	R & M Parking & Garage	1,895	1,800	3,600	0	1,800	1,800	3,859	0	3,600	1,800	1,800	1,800	23,754
75510	L & G Contract	3,262	3,262	3,262	3,262	3,262	3,262	3,661	3,284	3,472	4,949	4,949	4,949	44,835
75530	R & M Asphalt & Concre	0	0	0	0	0	0	0	2,000	0	0	850	1,500	4,350
75580	Glass/Doors/Windows	0	0	0	0	0	920	376	0	0	0	1,750	0	3,046
75595	R & M Electrical	2,694	2,808	3,120	6,143	981	2,205	2,583	538	273	1,000	8,250	2,100	32,696
75600	R & M Plumbing	319	859	1,581	1,539	867	530	0	157	5,001	680	3,130	1,230	15,893
75625	R&M Emergency Generato	0	2,232	450	0	0	0	0	1,672	0	300	662	720	6,036
75630	R & M Roof	0	0	2,645	360	1,409	0	0	1,141	931	1,200	1,150	300	9,136
75640	R & M HVAC	5,951	3,639	4,142	6,347	2,749	3,681	17,897	8,100	11,430	6,386	11,974	2,486	84,782
75654	R&M Keys & Locks	594	542	0	59	626	254	180	245	180	285	435	285	3,685
75655	R & M Elevators	2,963	4,197	4,348	4,090	4,698	2,901	3,580	2,571	(3,307)	5,076	4,916	3,566	39,599
75665	R & M General	8,829	12,855	25,193	(542)	2,786	8,797	16,209	4,686	2,167	950	2,400	900	85,230
77600	Garage Contractor	26,929	7,884	19,456	17,052	17,665	24,108	16,923	17,495	17,062	18,057	16,602	22,798	222,030
	<b>Total CAM Repairs &amp;</b>	<b>134,831</b>	<b>124,323</b>	<b>193,986</b>	<b>190,315</b>	<b>141,544</b>	<b>134,723</b>	<b>141,975</b>	<b>108,952</b>	<b>94,744</b>	<b>119,777</b>	<b>137,311</b>	<b>123,587</b>	<b>1,646,068</b>
<b>CAM Financial Expense:</b>														
77200	Insurance	5,039	5,039	5,039	5,039	5,039	5,110	5,110	5,158	3,147	4,993	4,993	4,993	58,699
77125	Tax Appeal Fees	0	0	3,536	378	240	24,647	2,952	2,952	2,952	0	0	0	37,655
67100	Taxes - Payroll	661	449	424	589	446	634	614	463	214	767	767	767	6,796
67105	Employee Benefit	0	0	0	0	0	0	0	0	0	181	181	181	543
67200	Insurance - Property	2,373	2,373	2,373	2,373	2,373	2,373	2,373	2,373	969	2,373	2,373	2,373	27,069
67202	Insurance - Workmen's	(1,195)	0	0	0	0	0	0	0	1,019	0	0	0	(176)
67210	Insurance - Medical, L	335	106	42	0	21	588	588	260	1,030	1,146	1,146	1,146	5,841
67220	Contracted Employee Ap	29	0	16	46	0	9	0	0	0	0	0	0	101
68100	Interest on Security D	344	75	75	57	124	78	303	119	66	150	150	150	1,693
	<b>Real Estate Tax</b>	<b>107,672</b>	<b>107,672</b>	<b>106,954</b>	<b>107,406</b>	<b>107,426</b>	<b>67,813</b>	<b>102,720</b>	<b>102,257</b>	<b>102,257</b>	<b>105,202</b>	<b>105,202</b>	<b>105,202</b>	<b>1,227,782</b>

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Budget	August Budget	September Budget	Total
	Total CAM Financial	115,258	115,713	118,459	115,889	115,669	100,685	114,660	113,581	111,654	114,812	114,812	114,812	1,366,003
	Total CAM Expenses	367,317	344,221	424,689	421,410	371,562	339,260	367,423	119,529	304,786	353,038	389,552	367,500	4,170,288
	Non-CAM Expenses:													
	Non-CAM Administrative:													
	Misc Admin Expense	0	0	0	0	0	202	0	0	8	65	65	65	405
83203	Asset Management Fee	0	0	0	0	36,780	6,798	6,578	6,811	7,462	0	0	0	64,429
83400	Legal Expense	15,869	23,714	(205)	12,056	23,079	5,036	27,468	19,086	52,208	6,750	0	3,000	188,061
83415	Professional Svcs	0	55	0	0	0	550	2,400	0	0	650	2,400	0	6,055
83700	Bad Debt Expense	5,416	0	0	0	56,800	14,787	0	0	0	0	0	0	77,003
83905	Bank Fees	0	0	0	0	0	0	0	0	0	97	97	97	291
	Total Non-CAM Admins	21,285	23,769	(205)	12,056	116,659	27,373	36,447	25,897	59,678	7,562	2,562	3,162	336,245
	Non-CAM Utilities													
84500	Electricity	100	2,355	355	670	295	434	386	367	878	600	600	600	7,638
84510	Water & Sewer	0	0	0	0	0	325	0	0	0	0	0	0	325
84520	Gas	(161)	223	563	1,159	(26)	226	78	71	43	0	0	0	2,175
	Total Non-CAM Utilit	(61)	2,578	918	1,828	268	985	464	437	920	600	600	600	10,138
	Non-CAM Repairs & Maintenance													
85500	R & M Plumbing	0	0	0	0	0	0	2,677	0	0	0	0	0	2,677
85640	R & M HVAC	0	0	0	0	330	0	0	0	0	0	0	0	330
85655	R & M Elevators	0	0	0	0	0	1,716	0	0	(1,716)	0	0	0	0
85910	R & M General	780	(7,960)	2,400	1,438	2,081	460	1,536	1,285	226	300	550	320	3,415
	Total Non-CAM Repair	780	(7,960)	2,400	1,438	2,411	2,176	4,213	1,285	(1,490)	300	550	320	6,422
	Total Non-CAM Expens	22,004	18,387	3,112	15,323	119,339	30,533	41,124	27,619	59,109	8,462	3,712	4,082	352,805
	Total Operating Expe	429,236	417,091	518,553	404,720	488,813	426,845	463,261	453,391	509,818	411,801	436,967	424,396	5,384,891
	Net Operating Income	720,208	639,682	589,624	622,799	701,977	748,591	653,081	689,312	676,487	750,186	863,259	847,388	8,502,595
	Owners' Expense:													
74000	Depreciation Expense	162,452	162,452	162,452	162,452	87,373	147,394	147,394	147,394	147,394	147,393	147,393	147,402	1,768,945
74001	Amortization Expense	18,537	18,537	18,537	18,537	26,656	20,160	20,160	20,160	20,160	20,161	20,161	20,153	241,919
	Debt Service-Interest	443,550	440,515	442,373	441,795	433,867	440,560	437,530	439,354	436,321	440,157	442,124	441,538	5,279,683

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Budget	August Budget	September Budget	Total
	Total Owners' Expense	624,539	621,504	623,362	622,784	547,896	608,114	605,084	606,908	603,875	607,711	609,678	609,093	7,290,547
	Earnings after Interes	95,668	18,179	(33,738)	16	154,081	140,477	47,997	82,404	72,611	142,475	253,581	238,295	1,212,047
<b>Balance Sheet Items:</b>														
<b>Capital &amp; Lease Commissions</b>														
14990	Capital Impr. - Bldg	3,513	12,000	28	0	0	26,700	9,509	415	0	0	0	0	52,165
19000	Capital Impr - Tenant	0	17,716	19,264	43,436	58,899	84,284	16,562	43,113	130,434	36,488	150,768	6,460	607,424
	Lease Commission	139,093	6,410	10,449	(5,330)	75,424	11,266	55,390	32,987	51,834	73,876	0	4,527	455,925
21508	Accrued Capital	0	(7,705)	41,894	4,106	(46,171)	(29,632)	28,081	20,525	(77,372)	0	0	0	(66,276)
	Total Capital & Leas	142,606	28,421	71,634	42,211	88,152	92,617	109,542	97,040	104,896	110,364	150,768	10,987	1,049,238
<b>Prepaid/Delinquent Adjustments:</b>														
	Delq./Prepaid (-) Begi	622,493	584,077	491,867	430,428	435,262	276,373	125,714	79,214	178,080	0	0	0	3,223,508
	Delq./Prepaid Endin	(584,077)	(491,867)	(430,428)	(435,262)	(276,373)	(125,714)	(79,214)	(178,080)	(196,585)	0	0	0	(2,797,601)
11315	Allowance For Bad Debt	0	17,222	42,742	(112,231)	(56,800)	0	0	30,702	0	0	0	0	(78,366)
21926	Provision for Loss	(3,940)	0	0	0	0	0	0	0	0	0	0	0	(3,940)
22200	Prepaid Income	(12,082)	(9,987)	(7,892)	(9,987)	(9,987)	(35,650)	19,257	(10,703)	16,880	0	0	0	(60,150)
	Net Change Prepaid/D	22,393	99,445	96,289	(127,052)	92,103	115,009	65,758	(78,868)	(1,626)	0	0	0	283,451
<b>Change in Assets:</b>														
11400	A/R Other	(16,106)	(15,896)	(15,152)	(24,597)	134,801	(3,173)	(76,745)	(20,263)	81,407	0	0	0	44,278
11410	Deposits - Utility	0	(2,290)	0	240	(930)	0	0	0	930	0	0	0	(2,050)
11500	Notes Receivable	7,375	6,602	5,830	6,761	6,898	2,922	1,652	1,665	32,499	1,677	1,690	1,703	77,274
11325	Prepaid Expenses	(918)	1,969	(2,803)	841	2,006	(5,145)	4,498	647	(2,243)	0	0	0	(1,149)
12400	Prepaid Insurance	7,412	7,412	7,412	7,412	7,412	5,498	7,483	165	(37,141)	0	0	0	13,063
12700	Prepaid Taxes	37,666	37,666	37,666	37,666	37,666	14,128	41,589	41,589	41,589	0	0	0	327,224
13100	Escrow - Taxes	(65,404)	(62,880)	67,594	(62,884)	(62,882)	(62,886)	(62,897)	(369,936)	(62,872)	(62,921)	(62,921)	38,407	(832,483)
13107	Escrow - Taxes (Contra	0	0	0	0	0	32,830	0	551,238	0	0	0	0	584,068
	Acc Depreciation/Amort	180,989	180,989	180,989	180,989	112,084	167,554	167,554	167,554	167,554	167,557	167,557	167,522	2,008,892
	Net Change in Assets	151,014	153,572	281,536	146,427	237,054	151,729	83,134	372,659	221,723	106,313	106,326	207,632	2,219,118
<b>Change in Liabilities:</b>														
21300	Accrued Interest	2,553	(2,746)	2,253	(245)	(7,512)	6,983	(2,385)	2,177	(2,859)	0	0	0	(1,782)
21500	Accrued Expense	17,251	(5,912)	(56,012)	88,832	(66,593)	(129,273)	117,974	(67,453)	58,466	0	0	0	(42,720)
21565	Accrued Insurance	0	0	0	0	0	0	0	7,365	(3,511)	0	0	0	3,854
21570	Accrued Real Estate Ta	58,919	67,055	67,056	67,028	67,048	(91,070)	113,459	(186,326)	57,845	0	0	0	221,014
21600	Note Payable	(18,913)	(19,015)	(19,117)	(19,221)	(19,324)	(19,428)	(19,533)	(19,638)	(19,744)	(19,851)	(19,958)	(20,065)	(233,809)
21909	Unrefundable Security	0	0	250	0	0	0	0	0	0	0	0	0	250
21910	Tenant Security Dep	3,852	(1,597)	4,578	(1,448)	8,598	(2,198)	6,123	(2,623)	6,617	0	0	0	21,902

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Budget	August Budget	September Budget	Total
21112	Notes Payable A/P Other	(87,385) 32	(85,412) 97,431	(88,347) 17,685	(86,387) (11,181)	(86,864) (110,160)	(94,689) 0	(87,893) 21,895	(90,820) (21,895)	(88,892) 0	(87,625) 0	(85,551) 0	(86,931) 0	(1,056,797) (6,193)
	Net Change in Liabil	(23,692)	49,803	(71,656)	37,378	(214,806)	(329,675)	149,640	(379,214)	7,922	(107,476)	(105,509)	(106,996)	(1,094,281)
	<i>Change in Equity</i>													
32100	Earned Surplus	0	0	0	0	1,944	0	0	0	0	0	0	0	1,944
31302	Owners' Distribution	(140,000)	(168,000)	(131,000)	(102,000)	(102,000)	(65,000)	(75,000)	(123,000)	(100,000)	(65,000)	(76,000)	0	(1,147,000)
	Net Change in Equity	(140,000)	(168,000)	(131,000)	(102,000)	(100,056)	(65,000)	(75,000)	(123,000)	(100,000)	(65,000)	(76,000)	0	(1,145,056)
	Total Balance Sheet	(132,891)	106,399	103,535	(87,459)	(73,857)	(220,554)	113,990	(305,462)	23,122	(176,527)	(225,951)	89,648	(786,006)
	Cash Flow	(37,223)	124,578	69,797	(87,443)	80,224	(80,077)	161,987	(223,057)	95,734	(34,052)	27,630	327,943	426,041