

W.C. and A.N. Miller Development Company  
2011/2012 Budget  
**Summary**

	Total Budget 2011/2012
Rental Activities	
Rent Income	\$ 15,129,465.00
Rent Expenses	\$ (4,245,243.00)
Real Estate Taxes	\$ (1,218,000.00)
Amortization/Depreciation	\$ (2,007,612.00)
Debt Service - Interest	\$ (5,029,041.00)
	\$ -
<b>Net Rental Income</b>	<u>\$ 2,629,569.00</u>
 <b>Gross Profit</b>	 \$ 2,629,569.00
 <b>Total Operating Expenses</b>	 <u>\$ (1,239,227.00)</u>
 <b>Net Income</b>	 <u>\$ 1,404,742.00</u>
 <b>Cash Flow from operating activities</b>	
 <b>Total Adjustments to Reconcile Net Income to Cash</b>	 <u>\$ (58,779.50)</u>
 <b>Net Cash provided from Operations</b>	 <u>\$ 1,345,962.50</u>
 <b>Increase or (Decrease) in Long Term Debt</b>	 \$ (1,318,628.89)
 <b>Net Increase (Decrease) in Cash (FREE CASH FLOW)</b>	 \$ 27,333.61
 <b>Shareholder Dividend</b>	 \$ -
 <b>Cash Balance at Beginning of Period</b>	 \$ 2,597,868.09
<b>Increase (Decrease) in cash during period</b>	<u>\$ 27,333.61</u>
 <b>Cash at End of Period</b>	 \$ 2,625,201.70

W.C. and A.N. Miller Development Company  
2011/2012 Budget  
**Comparison**

	Total Budget 2011/2012	Total Actual 2010/2011	Difference Budget v Actual
<b>Rental Activities</b>			
Rent Income	\$ 15,129,465.00	\$ 13,785,030.98	\$ 1,344,434.02
Rent Expenses	\$ (4,245,243.00)	\$ (4,227,141.77)	\$ (18,101.23)
Real Estate Taxes	\$ (1,218,000.00)	\$ (1,211,356.97)	\$ (6,643.03)
Amortization/Depreciation	\$ (2,007,612.00)	\$ (2,004,699.38)	\$ (2,912.62)
Debt Service - Interest	<u>\$ (5,029,041.00)</u>	<u>\$ (5,258,012.05)</u>	<u>\$ 228,971.05</u>
<b>Net Rental Income</b>	\$ 2,629,569.00	\$ 1,083,820.81	\$ 1,545,748.19
<b>Revenues</b>			
Sales(Lots and Homes)	\$ -	\$ 630,000.00	\$ (630,000.00)
Cost of Sales	<u>\$ -</u>	<u>\$ (1,784,186.56)</u>	<u>\$ 1,784,186.56</u>
<b>Gross Profit</b>	\$ 2,629,569.00	\$ (70,365.75)	\$ 2,699,934.75
<b>Operating Expenses</b>			
Auto Expenses	\$ 2,400.00	\$ 1,588.30	\$ 811.70
Bank Charges	\$ 600.00	\$ 329.40	\$ 270.60
Computer Consultant	\$ 9,600.00	\$ 16,290.72	\$ (6,690.72)
Computer Supplies	\$ 3,000.00	\$ 17,562.20	\$ (14,562.20)
Executive Compensation	\$ 252,000.00	\$ 216,000.00	\$ 36,000.00
Executive Bonus	\$ -	\$ 200,000.00	\$ (200,000.00)
Office Administration	\$ 94,000.00	\$ 82,000.00	\$ 12,000.00
Payroll Burden	\$ 7,500.00	\$ 7,476.50	\$ 23.50
Equipment Rental	\$ 5,030.00	\$ 9,001.32	\$ (3,971.32)
General Insurance	\$ 24,453.00	\$ 22,608.00	\$ 1,845.00
Legal - General	\$ 60,000.00	\$ 17,520.41	\$ 42,479.59
Legal - Loans/Lenders	\$ -	\$ 57,439.27	\$ (57,439.27)
Legal - Haymount	\$ 350,000.00	\$ 335,106.53	\$ 14,893.47
Leasing Commission - Corp	\$ -	\$ 29,782.50	\$ (29,782.50)
Health Insurance	\$ 19,344.00	\$ 17,468.00	\$ 1,876.00

W.C. and A.N. Miller Development Company  
2011/2012 Budget  
**Comparison**

	Total Budget 2011/2012	Total Actual 2010/2011	Difference Budget v Actual
Management Meals	\$ 2,400.00	\$ 2,167.00	\$ 233.00
Offices Supplies	\$ 6,000.00	\$ 6,033.47	\$ (33.47)
Other Taxes and Licenses	\$ 10,600.00	\$ 48,910.94	\$ (38,310.94)
Other Real Estate Taxes	\$ 5,400.00	\$ 5,100.17	\$ 299.83
Postage	\$ 4,200.00	\$ 5,005.81	\$ (805.81)
Accounting	\$ 18,000.00	\$ 22,178.17	\$ (4,178.17)
Promotion & Entertainment	\$ -	\$ 1,174.93	\$ (1,174.93)
Internal Control Audit/Review	\$ 5,500.00	\$ 5,240.00	\$ 260.00
Audit and Tax Returns	\$ 50,000.00	\$ 45,000.00	\$ 5,000.00
Rent	\$ 82,800.00	\$ 75,257.58	\$ 7,542.42
Telephone	\$ 4,200.00	\$ 4,513.04	\$ (313.04)
Management Travel	\$ 30,000.00	\$ 20,163.48	\$ 9,836.52
Payroll Processing Fees	\$ 2,700.00	\$ 4,405.84	\$ (1,705.84)
Board of Directors Fees	\$ 149,500.00	\$ 125,500.00	\$ 24,000.00
Shareholders Annual Meeting + 100 Yr Party	\$ 10,000.00	\$ 5,116.71	\$ 4,883.29
Board Travel and Meals	\$ 28,000.00	\$ 28,278.18	\$ (278.18)
Executive Compensation Committee Fee's	\$ -	\$ 8,370.00	\$ (8,370.00)
Dead Storage	\$ -	\$ 2,240.00	\$ (2,240.00)
Charitable Contributions	\$ 2,000.00	\$ 500.00	\$ 1,500.00
Burke & Herbert Prepayment Penalty	\$ -	\$ 124,466.24	\$ (124,466.24)
<b>Total Operating Expenses</b>	\$ 1,239,227.00	\$ 1,569,794.71	\$ (330,567.71)
	\$ -	\$ -	\$ -
<b>Net Operating Income</b>	\$ 1,390,342.00	\$ (1,640,160.46)	\$ 3,030,502.46
Other Income and Expenses			
Miscellaneous Income	\$ -	\$ 51,500.00	\$ (51,500.00)
Unamortized Loan Fee's	\$ -	\$ (246,947.89)	\$ 246,947.89
Washington Securities Interest	\$ -	\$ (12,738.36)	\$ 12,738.36
Subordinated Debentures	\$ -	\$ (34,940.84)	\$ 34,940.84

W.C. and A.N. Miller Development Company  
2011/2012 Budget  
**Comparison**

	Total Budget 2011/2012	Total Actual 2010/2011	Difference Budget v Actual
Interest Income	\$ 14,400.00	\$ 7,510.42	\$ 6,889.58
<b>Total Other Income and Expenses</b>	\$ 14,400.00	\$ (235,616.67)	\$ 250,016.67
<b>Net Income</b>	\$ 1,404,742.00	\$ (1,875,777.13)	\$ 3,280,519.13
<b>Net Income (Less revenues on Lots)</b>	\$ 1,404,742.00	\$ (721,590.57)	\$ 2,126,332.57
<b>Adjustments to reconcile net income to net cash provided by Operations</b>			
Amortization/Depreciation	\$ 2,007,612.00	\$ 2,004,698.78	\$ 2,913.22
Accounts receivable	\$ -	\$ 245,432.00	\$ (245,432.00)
Required Building Improvements	\$ (552,225.00)	\$ (92,515.60)	\$ (459,709.40)
Optional Building Improvements	\$ (112,662.00)	\$ -	\$ (112,662.00)
Tenant Improvements	\$ (906,975.00)	\$ (456,945.13)	\$ (450,029.87)
Leasing Commission	\$ (462,008.00)	\$ (534,276.22)	\$ 72,268.22
Notes Receivable	\$ 21,454.00	\$ 99,909.39	\$ (78,455.39)
Real Estate Tax Escrows	\$ 98,287.50	\$ (218,544.14)	\$ 316,831.64
Accrued Real Estate Taxes	\$ 1,218,000.00	\$ 863,468.76	\$ 354,531.24
Real-estate Tax Payments	\$ (1,218,000.00)	\$ (723,187.08)	\$ (494,812.92)
Accrued Expenses	\$ -	\$ (77,583.02)	\$ 77,583.02
2007 Payroll tax payments	\$ (132,000.00)	\$ (132,000.00)	\$ -
Springvale Meadows Expense	\$ (21,000.00)	\$ (15,518.00)	\$ (5,482.00)
Minority Interest	\$ -	\$ (647.32)	\$ 647.32
Prepaid Expenses	\$ -	\$ 98,177.43	\$ (98,177.43)
Prepaid Insurance	\$ 737.00	\$ 11,555.45	\$ (10,818.45)
Accounts Payable	\$ -	\$ (33,780.13)	\$ 115,481.00
Security Deposits	\$ -	\$ 45,385.27	\$ 33,723.00
Prepaid RE Tax Income	\$ -	\$ 28,569.78	\$ 31,619.14

W.C. and A.N. Miller Development Company  
2011/2012 Budget  
**Comparison**

	Total Budget 2011/2012	Total Actual 2010/2011	Difference Budget v Actual
Prepaid Rent Income	\$ -	\$ 26,979.06	\$ (104,118.62)
Cost of Sale Sunshine Brooke LLC	\$ -	\$ 1,741,777.00	\$ 1,741,777.00
Washington Securities Receivable	\$ -	\$ 406.00	\$ 1,741,777.00
Write off Burke & Herbert Loan Fee's	\$ -	\$ 246,947.89	\$ 246,947.89
Closing cost Cardinal Bank Loan	\$ -	\$ (266,138.08)	\$ (266,138.00)
Cardinal Bank Escrow	\$ -	\$ (10,000.00)	\$ 10,000.00
Accrued Interest Payment to Washington Securities	\$ -	\$ (123,850.15)	\$ 123,850.15
<b>Total Adjustments</b>	\$ (58,779.50)	\$ 2,728,321.94	\$ (2,787,101.44)
	\$ -	\$ -	\$ -
<b>Net Cash provided from Operations</b>	\$ 1,345,962.50	\$ 852,544.81	\$ (660,768.87)
 <b>Increase or (Decrease) in Long Term Debt</b>	 \$ (1,318,628.89)	 \$ 337,694.83	 \$ (1,656,323.72)
 <b>Net Increase (Decrease) in Cash (FREE CASH FLOW)</b>	 \$ 27,333.61	 \$ 1,190,239.64	 \$ (1,162,906.03)
 <b>Shareholder Dividend</b>	 \$ -	 \$ (150,000.00)	 \$ 150,000.00
 <b>Cash Balance at Beginning of Period</b>	 \$ 2,598,086.29	 \$ 1,557,845.66	 \$ 1,040,240.63
<b>Increase (Decrease) in cash during period</b>	\$ 27,333.61	\$ 1,040,240.63	\$ (1,012,907.02)
 <b>Cash at End of Period</b>	 \$ 2,625,201.70	 \$ 2,598,086.29	 \$ 27,115.41

W.C. and A.N. Miller Development Company  
2011/2012 Budget  
**CONSOLIDATED CASH FLOW STATEMENT**

	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 Budget 2011/2012	Total Actual 2010/2011	Difference Budget v Actual
<b>Rental Activities</b>															
Rent Income	\$ 1,236,783.00	\$ 1,224,825.00	\$ 1,222,985.00	\$ 1,234,840.00	\$ 1,240,644.00	\$ 1,258,685.00	\$ 1,256,422.00	\$ 1,283,723.00	\$ 1,330,573.00	\$ 1,282,163.00	\$ 1,272,994.00	\$ 1,284,828.00	\$ 15,129,465.00	\$ 13,785,030.98	\$ 1,344,434.02
Rent Expenses	\$ (334,581.00)	\$ (347,145.00)	\$ (363,440.00)	\$ (396,876.00)	\$ (362,346.00)	\$ (369,501.00)	\$ (352,413.00)	\$ (339,601.00)	\$ (366,106.00)	\$ (345,996.00)	\$ (342,016.00)	\$ (325,222.00)	\$ (4,245,243.00)	\$ (4,227,141.77)	\$ (18,101.23)
Real Estate Taxes	\$ (101,240.00)	\$ (101,240.00)	\$ (101,240.00)	\$ (101,240.00)	\$ (101,240.00)	\$ (101,240.00)	\$ (101,240.00)	\$ (101,240.00)	\$ (101,240.00)	\$ (102,280.00)	\$ (102,280.00)	\$ (102,280.00)	\$ (1,218,000.00)	\$ (1,211,356.97)	\$ (6,643.03)
Amortization/Depreciation	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (167,301.00)	\$ (2,007,612.00)	\$ (2,004,699.38)	\$ (2,912.62)
Debt Service - Interest	\$ (421,230.00)	\$ (422,643.00)	\$ (420,111.00)	\$ (421,515.00)	\$ (420,950.00)	\$ (416,450.00)	\$ (419,795.00)	\$ (417,261.00)	\$ (418,637.00)	\$ (416,101.00)	\$ (417,467.00)	\$ (416,881.00)	\$ (5,029,041.00)	\$ (5,258,012.05)	\$ 228,971.05
<b>Net Rental Income</b>	\$ 212,431.00	\$ 186,496.00	\$ 170,893.00	\$ 147,908.00	\$ 188,807.00	\$ 204,193.00	\$ 215,673.00	\$ 258,320.00	\$ 277,289.00	\$ 250,485.00	\$ 243,930.00	\$ 273,144.00	\$ 2,629,569.00	\$ 1,083,820.81	\$ 1,545,748.19
<b>Revenues</b>															
Sales(Lots and Homes)														\$ 630,000.00	\$ (630,000.00)
Cost of Sales														\$ (1,784,186.56)	\$ 1,784,186.56
<b>Gross Profit</b>	\$ 212,431.00	\$ 186,496.00	\$ 170,893.00	\$ 147,908.00	\$ 188,807.00	\$ 204,193.00	\$ 215,673.00	\$ 258,320.00	\$ 277,289.00	\$ 250,485.00	\$ 243,930.00	\$ 273,144.00	\$ 2,629,569.00	\$ (70,365.75)	\$ 2,699,934.75
<b>Operating Expenses</b>															
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	\$ 1,588.30	\$ 811.70
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	\$ 329.40	\$ 270.60
Computer Consultant	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 9,600.00	\$ 16,290.72	\$ (6,690.72)
Computer Supplies	\$ 3,000.00												\$ 3,000.00	\$ 17,562.20	\$ (14,562.20)
Executive Compensation	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 252,000.00	\$ 216,000.00	\$ 36,000.00
Executive Bonus													\$ -	\$ 200,000.00	\$ (200,000.00)
Office Administration	\$ 7,000.00	\$ 7,000.00	\$ 17,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 94,000.00	\$ 82,000.00	\$ 12,000.00
Payroll Burden	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 7,500.00	\$ 7,476.50	\$ 23.50
Equipment Rental	\$ 630.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 5,030.00	\$ 9,001.32	\$ (3,971.32)
General Insurance		\$ 24,453.00											\$ 24,453.00	\$ 22,608.00	\$ 1,845.00
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	\$ 17,520.41	\$ 42,479.59
Legal - Loans/Lenders													\$ -	\$ 57,439.27	\$ (57,439.27)
Legal - Haymount		\$ 50,000.00	\$ 50,000.00			\$ 50,000.00	\$ 100,000.00	\$ 100,000.00					\$ 350,000.00	\$ 335,106.53	\$ 14,893.47
Leasing Commission - Corp													\$ -	\$ 29,782.50	\$ (29,782.50)
Health Insurance	\$ 1,498.00	\$ 1,498.00	\$ 1,498.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 19,344.00	\$ 17,468.00	\$ 1,876.00
Management Meals	\$ 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	\$ 2,167.00	\$ 233.00
Offices Supplies	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00	\$ 6,033.47	\$ (33.47)
Other Taxes and Licenses		\$ 10,000.00					\$ 300.00	\$ 300.00					\$ 10,600.00	\$ 48,910.94	\$ (38,310.94)
Other Real Estate Taxes			\$ 2,700.00						\$ 2,700.00				\$ 5,400.00	\$ 5,100.17	\$ 299.83
Postage	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 4,200.00	\$ 5,005.81	\$ (805.81)
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	\$ 1,500.00	\$ 18,000.00	\$ 22,178.17	\$ (4,178.17)
Promotion & Entertainment													\$ -	\$ 1,174.93	\$ (1,174.93)
Internal Control Audit/Review			\$ 5,500.00										\$ 5,500.00	\$ 5,240.00	\$ 260.00
Audit and Tax Returns			\$ 50,000.00										\$ 50,000.00	\$ 45,000.00	\$ 5,000.00
Rent	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 6,900.00	\$ 82,800.00	\$ 75,257.58	\$ 7,542.42
Telephone	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 4,200.00	\$ 4,513.04	\$ (313.04)
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	\$ 2,500.00	\$ 30,000.00	\$ 20,163.48	\$ 9,836.52
Payroll Processing Fees	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00	\$ 2,700.00	\$ 4,405.84	\$ (1,705.84)
Board of Directors Fees	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 149,500.00	\$ 125,500.00	\$ 24,000.00
Shareholders Annual Meeting + 100 Yr Party							\$ 10,000.00						\$ 10,000.00	\$ 5,116.71	\$ 4,883.29
Board Travel and Meals		\$ 7,000.00		\$ 7,000.00			\$ 7,000.00			\$ 7,000.00			\$ 28,000.00	\$ 28,278.18	\$ (278.18)
Executive Compensation Committee Fee's													\$ -	\$ 8,370.00	\$ (8,370.00)
Dead Storage													\$ -	\$ 2,240.00	\$ (2,240.00)
Charitable Contributions	\$ 500.00			\$ 500.00			\$ 500.00			\$ 500.00			\$ 2,000.00	\$ 500.00	\$ 1,500.00
Burke & Herbert Prepayment Penalty													\$ -	\$ 124,466.24	\$ (124,466.24)
<b>Total Operating Expenses</b>	\$ 66,328.00	\$ 154,051.00	\$ 180,798.00	\$ 70,250.00	\$ 62,750.00	\$ 112,750.00	\$ 180,550.00	\$ 160,550.00	\$ 62,950.00	\$ 67,750.00	\$ 60,250.00	\$ 60,250.00	\$ 1,239,227.00	\$ 1,569,794.71	\$ (330,567.71)
<b>Net Operating Income</b>	\$ 146,103.00	\$ 32,445.00	\$ (9,905.00)	\$ 77,658.00	\$ 126,057.00	\$ 91,443.00	\$ 35,123.00	\$ 97,770.00	\$ 214,339.00	\$ 182,735.00	\$ 183,680.00	\$ 212,894.00	\$ 1,390,342.00	\$ (1,640,160.46)	\$ 3,030,502.46
<b>Other Income and Expenses</b>															
Miscellaneous Income													\$ -	\$ 51,500.00	\$ (51,500.00)
Unamortized Loan Fee's													\$ -	\$ (246,947.89)	\$ 246,947.89
Washington Securities Interest													\$ -	\$ (12,738.36)	\$ 12,738.36
Subordinated Debentures													\$ -	\$ (34,940.84)	\$ 34,940.84
Interest 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	\$ 1,200.00	\$ 14,400.00	\$ 7,510.42	\$ 6,889.58
<b>Total Other Income and Expenses</b>	\$ 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	\$ (235,616.67)	\$ 250,016.67
<b>Net Income</b>	\$ 147,303.00	\$ 33,645.00	\$ (8,705.00)	\$ 78,858.00	\$ 127,257.00	\$ 92,643.00	\$ 36,323.00	\$ 98,970.00	\$ 215,539.00	\$ 183,935.00	\$ 184,880.00	\$ 214,094.00	\$ 1,404,742.00	\$ (1,875,777.13)	\$ 3,280,519.13

W.C. and A.N. Miller Development Company  
2011/2012 Budget  
**CONSOLIDATED CASH FLOW STATEMENT**

	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 Budget 2011/2012	Total Actual 2010/2011	Difference Budget v Actual
<b>Net Income (Less revenues on Lots)</b>	\$ 147,303.00	\$ 33,645.00	\$ (8,705.00)	\$ 78,858.00	\$ 127,257.00	\$ 92,643.00	\$ 36,323.00	\$ 98,970.00	\$ 215,539.00	\$ 183,935.00	\$ 184,880.00	\$ 214,094.00	\$ 1,404,742.00	\$ (721,590.57)	\$ 2,126,332.57
<b>Adjustments to reconcile net income to net cash provided by Operations</b>															
Amortization/Depreciation	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 167,301.00	\$ 2,007,612.00	\$ 2,004,698.78	\$ 2,913.22
Accounts receivable													\$ -	\$ 245,432.00	\$ (245,432.00)
Required Building Improvements	\$ (59,525.00)	\$ (39,947.00)	\$ (65,944.00)	\$ (87,159.00)	\$ (61,413.00)	\$ (85,978.00)	\$ (83,130.00)	\$ (69,129.00)					\$ (552,225.00)	\$ (92,515.60)	\$ (459,709.40)
Optional Building Improvements				\$ (32,300.00)	\$ (5,362.00)		\$ (55,000.00)	\$ (20,000.00)					\$ (112,662.00)	\$ -	\$ (112,662.00)
Tenant Improvements	\$ (74,642.00)	\$ (176,119.00)	\$ (136,171.00)	\$ (9,845.00)	\$ (20,101.00)	\$ (16,695.00)	\$ (5,243.00)	\$ (64,899.00)	\$ (65,194.00)	\$ (144,593.00)	\$ (124,617.00)	\$ (68,856.00)	\$ (906,975.00)	\$ (456,945.13)	\$ (450,029.87)
Leasing Commission	\$ (96,803.00)	\$ (17,489.00)	\$ (30,235.00)	\$ (8,547.00)		\$ (35,578.00)	\$ (26,915.00)	\$ (997.00)	\$ (97,058.00)	\$ (39,630.00)	\$ (82,446.00)	\$ (26,310.00)	\$ (462,008.00)	\$ (534,276.22)	\$ 72,268.22
Notes Receivable	\$ 1,715.00	\$ 1,728.00	\$ 1,741.00	\$ 1,754.00	\$ 1,767.00	\$ 1,781.00	\$ 1,794.00	\$ 1,807.00	\$ 1,821.00	\$ 1,835.00	\$ 1,848.00	\$ 1,863.00	\$ 21,454.00	\$ 99,909.39	\$ (78,455.39)
Real Estate Tax Escrows	\$ (62,872.00)	\$ 57,688.50	\$ (62,872.00)	\$ (62,872.00)	\$ (62,872.00)	\$ 251,057.50	\$ (62,872.00)	\$ (62,872.00)	\$ (62,872.00)	\$ (62,872.00)	\$ (62,872.00)	\$ 355,389.50	\$ 98,287.50	\$ (218,544.14)	\$ 316,831.64
Accrued Real Estate Taxes	\$ 101,240.00	\$ 101,240.00	\$ 101,240.00	\$ 101,240.00	\$ 101,240.00	\$ 101,240.00	\$ 101,240.00	\$ 101,240.00	\$ 101,240.00	\$ 102,280.00	\$ 102,280.00	\$ 102,280.00	\$ 1,218,000.00	\$ 863,468.76	\$ 354,531.24
Real-estate Tax Payments						\$ (436,135.00)						\$ (781,865.00)	\$ (1,218,000.00)	\$ (723,187.08)	\$ (494,812.92)
Accrued Expenses													\$ (77,583.02)	\$	\$ 77,583.02
2007 Payroll tax payments	\$ (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)	\$ (11,000.00)	\$ (11,000.00)	\$ (11,000.00)	\$ (132,000.00)	\$ (132,000.00)	\$ -
Springvale Meadows Expense	\$ (12,000.00)	\$ (6,000.00)	\$ (3,000.00)										\$ (21,000.00)	\$ (15,518.00)	\$ (5,482.00)
Minority Interest													\$ -	\$ (647.32)	\$ 647.32
Prepaid Expenses													\$ -	\$ 98,177.43	\$ (98,177.43)
Prepaid Insurance	\$ 6,152.00	\$ 6,152.00	\$ 6,152.00	\$ 6,152.00	\$ 6,152.00	\$ 6,152.00	\$ 6,152.00	\$ 6,152.00	\$ (42,573.00)	\$ (18,210.00)	\$ 6,152.00	\$ 6,152.00	\$ 737.00	\$ 11,555.45	\$ (10,818.45)
Accounts Payable													\$ -	\$ (33,780.13)	\$ 115,481.00
Security Deposits													\$ -	\$ 45,385.27	\$ 33,723.00
Prepaid RE Tax Income													\$ -	\$ 28,569.78	\$ 31,619.14
Prepaid Rent Income													\$ -	\$ 26,979.06	\$ (104,118.62)
Cost of Sale Sunshine Brooke LLC													\$ -	\$ 1,741,777.00	\$ 1,741,777.00
Washington Securities Receivable													\$	\$ 406.00	\$ 1,741,777.00
Write off Burke & Herbert Loan Fee's													\$ -	\$ 246,947.89	\$ 246,947.89
Closing cost Cardinal Bank Loan													\$ -	\$ (266,138.08)	\$ (266,138.00)
Cardinal Bank Escrow													\$	\$ (10,000.00)	\$ 10,000.00
Accrued Interest Payment to Washington Securities													\$ -	\$ (123,850.15)	\$ 123,850.15
<b>Total Adjustments</b>	\$ (40,434.00)	\$ 83,554.50	\$ (32,788.00)	\$ 64,724.00	\$ 115,712.00	\$ (57,854.50)	\$ 32,327.00	\$ 47,603.00	\$ (8,335.00)	\$ (4,889.00)	\$ (3,354.00)	\$ (255,045.50)	\$ (58,779.50)	\$ 2,728,321.94	\$ (2,787,101.44)
<b>Net Cash provided from Operations</b>	\$ 106,869.00	\$ 117,199.50	\$ (41,493.00)	\$ 143,582.00	\$ 242,969.00	\$ 34,788.50	\$ 68,650.00	\$ 146,573.00	\$ 207,204.00	\$ 179,046.00	\$ 181,526.00	\$ (40,951.50)	\$ 1,345,962.50	\$ 852,544.81	\$ (660,768.87)
<b>Cash Flows from Financing Activities</b>															
Cardinal Bank (Spring Valley Retail)	\$ 14,664,322.72	\$ 14,647,359.26	\$ 14,628,351.63	\$ 14,611,237.95	\$ 14,594,052.79	\$ 14,572,863.57	\$ 14,555,518.15	\$ 14,536,139.33	\$ 14,518,640.53	\$ 14,499,112.67	\$ 14,481,459.23	\$ 14,463,732.07			
Met Life (Little Falls Mall)	\$ 26,044,377.43	\$ 25,995,524.88	\$ 25,946,413.82	\$ 25,897,042.88	\$ 25,847,410.69	\$ 25,797,515.86	\$ 25,747,357.00	\$ 25,696,932.72	\$ 25,646,241.61	\$ 25,595,282.26	\$ 25,544,053.25	\$ 25,492,553.16			
Key Bank Loan (Summer Highland Apt)	\$ 17,490,735.62	\$ 17,470,453.24	\$ 17,450,061.50	\$ 17,429,559.81	\$ 17,408,947.59	\$ 17,388,224.23	\$ 17,367,389.14	\$ 17,346,441.71	\$ 17,325,381.34	\$ 17,304,207.42	\$ 17,282,919.34	\$ 17,261,516.48			
Teachers Loan (Spring Valley Office)	\$ 21,831,180.98	\$ 21,810,821.69	\$ 21,790,341.94	\$ 21,769,741.02	\$ 21,749,018.21	\$ 21,728,172.79	\$ 21,707,204.04	\$ 21,686,111.22	\$ 21,664,893.60	\$ 21,643,550.44	\$ 21,622,081.00	\$ 21,600,484.54			
Haymount Mezz	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83	\$ 8,250,229.83			
<b>Total Long Term Debt</b>	\$ 88,280,846.58	\$ 88,174,388.90	\$ 88,065,398.72	\$ 87,957,811.49	\$ 87,849,659.11	\$ 87,737,006.28	\$ 87,627,698.16	\$ 87,515,854.81	\$ 87,405,386.91	\$ 87,292,382.62	\$ 87,180,742.65	\$ 87,068,516.08			
<b>Increase or (Decrease) in Long Term Debt</b>	\$ (106,298.39)	\$ (106,457.68)	\$ (108,990.18)	\$ (107,587.23)	\$ (108,152.38)	\$ (112,652.83)	\$ (109,308.12)	\$ (111,843.35)	\$ (110,467.90)	\$ (113,004.29)	\$ (111,639.97)	\$ (112,226.57)	\$ (1,318,628.89)	\$ 337,694.83	\$ (1,656,323.72)
<b>Net Increase (Decrease) in Cash (FREE CASH FLOW)</b>	\$ 570.61	\$ 10,741.82	\$ (150,483.18)	\$ 35,994.77	\$ 134,816.62	\$ (77,864.33)	\$ (40,658.12)	\$ 34,729.65	\$ 96,736.10	\$ 66,041.71	\$ 69,886.03	\$ (153,178.07)	\$ 27,333.61	\$ 1,190,239.64	\$ (1,162,906.03)
<b>Shareholder Dividend</b>													\$ -	\$ (150,000.00)	\$ 150,000.00
<b>Cash Balance at Beginning of Period</b>	\$ 2,597,868.09	\$ 2,598,438.70	\$ 2,609,180.52	\$ 2,458,697.34	\$ 2,494,692.11	\$ 2,629,508.73	\$ 2,551,644.40	\$ 2,510,986.28	\$ 2,545,715.93	\$ 2,642,452.03	\$ 2,708,493.74	\$ 2,778,379.77	\$	\$ 1,557,845.66	
<b>Increase (Decrease) in cash during period</b>	\$ 570.61	\$ 10,741.82	\$ (150,483.18)	\$ 35,994.77	\$ 134,816.62	\$ (77,864.33)	\$ (40,658.12)	\$ 34,729.65	\$ 96,736.10	\$ 66,041.71	\$ 69,886.03	\$ (153,178.07)	\$ 27,333.61	\$ 1,040,240.63	\$ (1,012,907.02)
<b>Cash at End of Period</b>	\$ 2,598,438.70	\$ 2,609,180.52	\$ 2,458,697.34	\$ 2,494,692.11	\$ 2,629,508.73	\$ 2,551,644.40	\$ 2,510,986.28	\$ 2,545,715.93	\$ 2,642,452.03	\$ 2,708,493.74	\$ 2,778,379.77	\$ 2,625,201.70	\$ 2,625,201.70	\$ 2,598,086.29	\$ 27,115.41