

WC & AN Miller Companies
Balance Sheet
December 31, 2010

	Current Month	Prior Month
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 1,652,093.83	\$ 1,636,026.92
Accounts Receivable, net	3,508,253.10	3,592,761.82
Provision for Loss	0.00	0.00
Other Receivables	1,022,647.60	1,028,477.65
Inventory	1,793,695.60	1,793,695.60
Prepaid Expenses	306,605.04	350,869.11
Total Current Assets	<u>8,283,295.17</u>	<u>8,401,831.10</u>
Fixed Assets		
Land	6,310,994.50	6,310,994.50
HLP, II Land	538,905.48	538,905.48
Buildings	48,972,549.77	48,972,522.27
Property and Equipment	276,109.46	276,109.46
Capital Improvements - Opt	28,883.00	28,883.00
Improvements	12,203,059.53	12,183,795.70
Less: Accumulated Depreciation	17,959,952.08	17,778,962.98
Net Fixed Assets	<u>50,370,549.66</u>	<u>50,532,247.43</u>
Other Assets		
Deferred Leasing Commissions,	671,487.40	661,038.75
Deferred Finance Charges, net	772,941.63	772,941.63
Deposit	17,630.05	17,630.05
Deferred Taxes	7,240,432.00	7,240,432.00
Real Estate Tax Escrow	300,573.82	368,167.98
Total Other Assets	<u>9,003,064.90</u>	<u>9,060,210.41</u>
TOTAL ASSETS	<u>\$ 67,656,909.73</u>	<u>\$ 67,994,288.94</u>

WC & AN Miller Companies
Balance Sheet
December 31, 2010

Current Month

Prior Month

LIABILITIES AND STOCKHOLDERS' DEFICIT

Current Liabilities		
Accounts Payable	\$ 196,299.32	\$ 188,107.27
2007 Payroll Tax Liability	440,032.68	451,032.68
Accrued Income Taxes	0.00	0.00
Accrued Expenses	1,183,014.92	1,212,597.57
Security Deposits	332,211.14	327,383.56
Prepaid RE Income	59,921.17	67,812.99
Prepaid Rent Income	450,392.05	460,168.24
Total Current Liabilities	<u>2,661,871.28</u>	<u>2,707,102.31</u>
Long-Term Liabilities		
Notes Payable (1)	87,732,833.31	87,840,297.78
Guaranty Reserve	0.00	0.00
Total Long-Term Liabilities	<u>87,732,833.31</u>	<u>87,840,297.78</u>
Total Liabilities	<u>90,394,704.59</u>	<u>90,547,400.09</u>
Minority Interest (2)	(6,068,354.05)	(6,065,209.62)
Total Minority Interest	<u>(6,068,354.05)</u>	<u>(6,065,209.62)</u>
Stockholders' Deficit		
Common Stock	800,200.00	800,200.00
Dividend	(150,000.00)	(100,000.00)
Retained Earnings (Deficit)	(17,319,640.81)	(17,188,101.53)
Total Stockholders' Deficit	<u>(16,669,440.81)</u>	<u>(16,487,901.53)</u>
TOTAL LIABILITIES & STOCKHOLDERS' DEFICIENCY	<u>\$ 67,656,909.73</u>	<u>\$ 67,994,288.94</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
December 31, 2010

		Current Month		Budget	Prior Month
N/P Cur Wash Securities	\$	200,000.00	\$	200,000.00	200,000.00
NP Cur Sub De bent		440,000.00		440,000.00	440,000.00
N/P MetLife		26,518,980.64		26,518,980.00	26,565,077.81
N/P Burke & Herbert - SVR		12,607,648.01		12,607,669.00	12,630,817.72
Key Bank Loan		17,687,672.36		17,706,789.00	17,706,789.85
N/P - TIAA Loan		22,028,302.47		21,989,802.00	22,047,382.57
N/P - Haymount Mezz		8,250,229.83		8,250,229.96	8,250,229.83
Total Long Term Debt	\$	87,732,833.31	\$	87,713,469.96	87,840,297.78

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 & A Miller Companies
Income Statement
For the Three Months Ending December 31, 2010

	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	\$ 1,108,177.09	1,153,329.00	(45,151.91)	3,314,397.15	3,447,677.00	(133,279.85)
Rent Expenses	(411,598.92)	(377,471.00)	(34,127.92)	(1,042,581.62)	(1,036,209.00)	(6,372.62)
Real Estate Taxes	(106,953.92)	(106,689.00)	(264.92)	(322,298.22)	(320,067.00)	(2,231.22)
Depreciation	(180,989.10)	(180,992.00)	2.90	(542,967.30)	(542,976.00)	8.70
Debt Service-Interest	(442,372.87)	(444,194.00)	1,821.13	(1,326,440.73)	(1,336,849.00)	10,408.27
Net Rental Income	(33,737.72)	43,983.00	(77,720.72)	80,109.28	211,576.00	(131,466.72)
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	(33,737.72)	43,983.00	(77,720.72)	80,109.28	211,576.00	(131,466.72)
Operating Expenses						
Auto Expenses	0.00	200.00	(200.00)	1,371.30	600.00	771.30
Bank Charges	14.51	50.00	(35.49)	53.91	150.00	(96.09)
Computer Consultant	1,081.25	1,200.00	(118.75)	3,625.00	3,600.00	25.00
Office Administration	18,000.00	8,000.00	10,000.00	28,000.00	18,000.00	10,000.00
Equipment Rental	881.87	710.00	171.87	2,341.15	2,130.00	211.15
General Insurance	0.00	23,287.00	(23,287.00)	22,743.00	23,287.00	(544.00)
Legal - General	3,304.00	5,000.00	(1,696.00)	6,422.40	15,000.00	(8,577.60)
Legal - Loans/Lenders	0.00	0.00	0.00	3,839.06	0.00	3,839.06
Legal - Haymount	16,531.38	0.00	16,531.38	23,256.93	0.00	23,256.93
Health Insurance	1,371.00	1,500.00	(129.00)	4,113.00	4,500.00	(387.00)
Management Meals	72.71	100.00	(27.29)	148.34	300.00	(151.66)
Office Supplies	676.16	350.00	326.16	2,048.09	1,050.00	998.09
Other Taxes and Licenses	0.00	400.00	(400.00)	9,598.26	1,700.00	7,898.26
Payroll Taxes	1,224.00	540.00	684.00	2,142.00	1,620.00	522.00
Postage	546.61	260.00	286.61	883.77	780.00	103.77
Accounting	935.00	1,500.00	(565.00)	1,220.00	4,500.00	(3,280.00)
Review/Audit/Tax Return	11,496.73	0.00	11,496.73	62,131.98	0.00	62,131.98
Internal Control Review	4,850.00	0.00	4,850.00	5,240.00	0.00	5,240.00
Rent	6,204.96	6,204.00	0.96	18,614.88	18,612.00	2.88
Executive Compensation	15,000.00	15,000.00	0.00	45,000.00	45,000.00	0.00
Storage	0.00	0.00	0.00	2,240.00	0.00	2,240.00

For Management Purposes Only

February 2, 2011

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WC & AN Miller Companies
Income Statement
For the Three Months Ending December 31, 2010

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Telephone	301.23	250.00	51.23	734.36	750.00	(15.64)
Management Travel	958.20	2,500.00	(1,541.80)	5,575.09	7,500.00	(1,924.91)
Payroll Processing Fees	195.58	150.00	45.58	492.18	450.00	42.18
Board of Directors fees	9,000.00	9,000.00	0.00	27,000.00	27,000.00	0.00
RE Tax Exp	2,455.99	2,700.00	(244.01)	2,455.99	2,700.00	(244.01)
Board Travel and Meals	0.00	0.00	0.00	7,603.68	7,000.00	603.68
Total Operating Expenses	95,101.18	78,901.00	16,200.18	288,894.37	186,229.00	102,665.37
Net Operating Income	(128,838.90)	(34,918.00)	(93,920.90)	(208,785.09)	25,347.00	(234,132.09)
Other Income and Expenses						
Interest Income	476.06	1,200.00	(723.94)	1,427.80	3,600.00	(2,172.20)
Debt Service (Interest) Other	(3,176.44)	(3,176.44)	0.00	(9,529.32)	(9,529.32)	0.00
Total Other Income and Expenses	(2,700.38)	(1,976.44)	(723.94)	(8,101.52)	(5,929.32)	(2,172.20)
Net Income	\$ (131,539.28)	(36,894.44)	(94,644.84)	(216,886.61)	19,417.68	(236,304.29)

* Gain/Loss on Sale of Assets - Please see attached detailed schedule

For Management Purposes Only

February 2, 2011

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W.C. and A.N. MILLER COMPANIES
STATEMENT OF CASH FLOW
For the Month Ended DECEMBER 31, 2010

	Current Month	Year to Date
Cash Flows for Operating Activities:		
Net Income	(131,539)	(216,886)
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities		
Dividend	(50,000)	(150,000)
Depreciation and amortization	180,989	542,967
Loss on disposition of fixed assets	-	-
Income allocated to minority interest	(3,144)	(4,363)
Accounts receivable	84,509	311,429
Other receivables	5,830	19,807
Inventory	-	(11,241)
Deferred income taxes	-	-
Prepaid expenses	44,264	143,570
Current maturities of long term debt	-	-
Accounts payable	(2,808)	76,715
Accrued income taxes	-	-
Accrued expenses	(29,583)	112,286
Security deposits	4,828	7,083
Prepaid Real Estate Tax Income	(7,892)	(29,961)
Prepaid rent income	(9,776)	(119,805)
Total Adjustments	<u>217,216</u>	<u>898,486</u>
Net Cash Provided by (Used for) Operating Activities	<u>85,677</u>	<u>681,600</u>
Cash Flow for Investing Activities:		
Acquisition of fixed assets	(19,291)	(52,520)
Acquisition of deferred financing charges	(10,449)	(155,952)
Acquisition of real estate tax escrow	67,594	(60,690)
Acquisition of water escrow	-	-
Disposition of guaranty reserve	-	-
Disposition of deposit	-	-
Net Cash Used for Investing Activities	<u>37,854</u>	<u>(269,162)</u>
Cash Flow for Financing Activities:		
Disposition of long term debt	(107,464)	(318,189)
Acquisition of long term debt	-	-
Net Cash Used for Financing Activities	<u>(107,464)</u>	<u>(318,189)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	16,067	94,249
Cash and cash equivalents, Beginning of Period	<u>1,543,771</u>	<u>1,557,847</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u><u>1,559,837</u></u>	<u><u>\$ 1,652,094</u></u>

<i>Current Assets</i>	
Petty Cash	500
Cash - Checking	220,199
Cash Savings Burke & Herbert	752,677
Cash - Security Dep.	60,828
Accounts Receivable	342,092
A/R CAM	534,392
Allowance For Bad Debt	(372,740)
Total Current Assets	<u>1,537,947</u>
<i>Prepaid Expenses</i>	
Prepaid Insurance Expense	29,458
Prepaid Real Estate Tax Expense	225,995
Prepaid Expenses	<u>2,900</u>
Total Prepaid Expenses	<u>258,352</u>
<i>Escrow Accounts</i>	
Escrow - Taxes	<u>300,574</u>
Total Escrow Accounts	<u>300,574</u>
<i>Long-term Assets</i>	
A/R Other	294,800
Accrued Interest Rcv	1,611
Deposits - Utility	3,945
Notes Receivable	<u>195,606</u>
Total Long-term Assets	<u>495,962</u>
<i>Fixed Assets</i>	
Land	6,297,962
Land Improvement	1,612,942
Buildings	48,732,532
A/D Buildings	(13,958,091)
Accum. Amort.- Impr.	(3,178,300)
A/D Improvements	(409,888)
A/D Tenant Improvements	(26,643)
Furniture	32,045
A/D Furniture & Equipment	(28,147)
A/D Hardware	(2,788)
Equipment	48,086
Capital Impr. - Bldg	148,267
Deferred Charges	388,749
Loan Fees	1,011,985
Accum. Amort.	(12,614)
Capital Impr. - Tenant	10,438,778
Acc.Amort.-Lease Com	(558,276)
Lease Commission	769,968
Acc. Amort. Loan Lease	<u>(281,026)</u>
Total Fixed Assets	<u>51,025,541</u>
Total Assets	<u><u>53,618,377</u></u>

Liabilities & Owners Equity

Liabilities

Current Liabilities

Prepaid Rent	446,056
A/P Other	186,305
Accrued Expense	317,429
Accrued Capital Expenditure	9,679
Accrued Real Estate Taxes	201,165
Note Payable	17,687,672
Unrefundable Security Deposit	250
Tenant Security Dep	306,876
Prepaid Income	59,921
Accrued Interest	208,518
Total Current Liabilities	<u>19,423,872</u>

Long Term Liabilities

Notes Payable	<u>61,154,931</u>
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Total Long Term Liabilities	<u>61,154,931</u>
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Total Liabilities	<u>80,578,803</u>
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Owners' Equity

Owners' Distributions	(1,030,201)
Earned Surplus	<u>(25,930,225)</u>

Total Owner's Equity	<u>(26,960,426)</u>
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Total Liabilities and Owner's Equity	<u>53,618,377</u>
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890x WC&AN Miller-CONSOLIDATED (Commercial&Residential)
Statement of Operations
DECEMBER 31, 2010

Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
<i>Income</i>								
Residential Potential	209,105	209,065	40	628,232	627,310	922	0%	2,514,978
Potential Rent Income	550,301	538,140	12,161	1,650,544	1,648,705	1,840	0%	6,505,156
Retail Potential	330,067	311,813	18,254	997,308	928,023	69,285	7%	3,936,194
Vacancies	(79,358)	(95,386)	16,027	(233,840)	(279,529)	45,689	16%	(864,810)
Vacancy - Retail	(22,577)	0	(22,577)	(72,156)	0	(72,156)	0%	0
Total Rental Income	987,538	963,632	23,906	2,970,088	2,924,508	45,580	2%	12,091,519
<i>Other Adjustments to Income:</i>								
Concession	(38,250)	(22,690)	(15,560)	(94,401)	(72,853)	(21,548)	-30%	(295,372)
Model Allowance	(1,625)	(1,525)	(100)	(4,670)	(4,575)	(95)	-2%	(18,300)
Total Adjustments to Inco	(39,875)	(24,215)	(15,660)	(99,071)	(77,428)	(21,643)	-28%	(313,672)
<i>Reimbursable Income:</i>								
Operating Expenses	58,293	24,778	33,515	121,385	149,808	(28,423)	-19%	332,691
OE - Annex	1,223	98,794	(97,571)	3,879	185,390	(181,511)	-98%	638,709
Operating / Taxes	0	0	0	(1,637)	0	(1,637)	0%	0
Tenant Improvement Reimb.	(3,358)	0	(3,358)	(4,558)	0	(4,558)	0%	0
Insurance	20	0	20	60	0	60	0%	0
Real Estate Tax	24,524	13,647	10,877	88,056	40,828	47,228	116%	451,095
Total Reimbursable Income	80,702	137,219	(56,517)	207,186	376,025	(168,839)	-45%	1,422,495
<i>Other Income:</i>								
Parking/Garage	220	220	0	660	660	0	0%	28,890
Contracting Revenue	57,653	53,832	3,821	168,008	161,498	6,512	4%	645,984
Parking Concession (Income	(5,231)	(4,799)	(432)	(14,199)	(14,397)	198	1%	(57,588)
Storage Rent	897	1,167	(270)	4,490	3,501	989	28%	13,711
Vacancies - Storage	(330)	0	(330)	(990)	0	(990)	0%	0
Percentage Rent	2,118	4,051	(1,933)	6,355	8,288	(1,933)	-23%	55,358
Other Utilities	0	0	0	0	0	0	0%	3,756
Late Fee	2,011	332	1,679	4,287	996	3,291	330%	3,984
Pet Charges - Monthly	2,221	1,400	821	6,399	4,200	2,199	52%	16,800
Returned Check	0	35	(35)	0	105	(105)	-100%	420
Early Lease Break	725	0	725	2,295	0	2,295	0%	0
Owner Income-Asset Manageme	7,454	9,066	(1,612)	25,942	25,518	424	2%	107,624
Misc. Income	7,436	7,758	(323)	21,422	23,225	(1,803)	-8%	91,670
Miscellaneous	(400)	0	(400)	0	0	0	0%	0
Other Rent Fees	1,600	550	1,050	5,134	1,650	3,484	211%	6,600
Credit Check	120	250	(130)	300	750	(450)	-60%	3,000
Interest Income - Security	23	0	23	68	0	68	0%	0
Interest Income	3,295	1,349	1,947	6,020	4,282	1,738	41%	14,124
Total Other Income:	79,812	75,211	4,601	236,191	220,273	15,917	7%	934,333
Total Gross Income	1,108,177	1,151,847	(43,670)	3,314,393	3,443,379	(128,986)	-4%	14,134,675
<i>Operating Expense:</i>								
<i>Full Service Expenses:</i>								
<i>Administrative Expenses:</i>								
Advertising	4,730	3,245	(1,485)	13,006	12,435	(571)	-5%	33,320
Tenant Promotions	1,130	850	(280)	1,329	3,050	1,721	56%	8,700
Credit Checks	342	310	(32)	480	930	450	48%	3,720
Signage	0	0	0	106	100	(6)	-6%	400
Model-Accessories/Decoratio	0	300	300	0	5,300	5,300	100%	5,450
Management Fee	6,374	6,374	0	18,790	18,458	(332)	-2%	75,824
Contract Admin Salary	4,000	4,000	0	12,534	12,000	(534)	-4%	48,720
Legal	72	120	48	72	360	288	80%	1,440
Information Management Serv	26	125	99	673	375	(298)	-79%	1,500
Contract Other Training	0	0	0	365	1,200	835	70%	1,950

890x WC&AN Miller-CONSOLIDATED (Commercial&Residential)
Statement of Operations
DECEMBER 31, 2010

Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
Printing/Reproduction	82	142	60	278	426	148	35%	1,704
Paper, Pads, Etc.	453	225	(228)	664	675	11	2%	2,700
Food & Beverages	165	150	(15)	229	450	221	49%	1,800
Telephone	1,614	1,295	(319)	3,863	3,885	22	1%	15,540
Postage	0	25	25	48	75	27	35%	300
Bad Debt	42,742	1,045	(41,696)	61,506	3,137	(58,370)	-999%	12,575
License Fees	0	0	0	0	0	0	0%	4,750
Furniture and Misc. Equipme	0	108	108	38	324	286	88%	1,296
Misc. Admin. Expense	196	275	79	972	825	(147)	-18%	3,300
Bank Fees	16	25	9	40	75	35	47%	300
Total Administrative	61,943	18,614	(43,329)	114,995	64,080	(50,915)	-79%	225,289
<i>Utilities:</i>								
Electricity	1,537	1,840	303	3,863	5,360	1,497	28%	21,680
Water & Sewer	662	4,430	3,768	6,272	13,290	7,018	53%	53,160
Gas	(275)	105	380	(336)	255	591	232%	1,080
Total Utilities	1,924	6,375	4,451	9,799	18,905	9,106	48%	75,920
<i>Repairs & Maintenance:</i>								
Snow Removal	3,482	1,000	(2,482)	3,482	1,000	(2,482)	-248%	20,000
Exterminating	120	130	10	1,086	390	(696)	-179%	2,760
Security Systems	1,079	400	(679)	1,690	1,000	(690)	-69%	4,000
Fire Protection	1,157	550	(607)	2,057	1,650	(407)	-25%	7,415
Trash Removal	1,295	2,000	705	5,271	6,000	729	12%	24,000
Bulk Trash Collection	195	0	(195)	195	200	5	3%	800
Uniforms	0	0	0	0	500	500	100%	1,500
Mileage Reimb	60	50	(10)	116	150	34	22%	800
Engineer Services	275	275	0	1,100	825	(275)	-33%	3,300
Maintenance Salary	4,888	4,784	96	11,787	14,352	2,565	18%	58,269
L & G Supplies	144	140	(4)	463	420	(43)	-10%	1,680
Maintenance and Cleaning Su	839	100	(739)	910	300	(610)	-203%	1,200
Maint. & Cleaning Contr.	2,592	2,671	79	7,159	8,013	854	11%	32,052
L & G Contract	1,756	1,850	94	4,254	17,550	13,296	76%	45,200
R & M Asphalt & Concrete	0	0	0	0	0	0	0%	1,500
Appliance Supplies	115	150	35	115	450	335	75%	1,800
Glass/Doors/Windows	388	250	(138)	504	750	246	33%	3,000
R & M Locks & Keys	900	50	(850)	1,251	150	(1,101)	-734%	600
Electric Maint. Contracts	0	125	125	0	375	375	100%	1,500
R & M Electrical	133	200	67	3,343	600	(2,743)	-457%	2,400
R & M Plumbing	278	165	(113)	478	495	17	3%	1,980
Plumbing Maintenance Contra	774	1,000	226	2,595	3,000	405	14%	15,000
R&M Carpet/Floor	0	500	500	0	1,500	1,500	100%	6,000
R & M Roof	1,460	0	(1,460)	1,460	2,000	540	27%	7,600
R & M HVAC	0	535	535	328	1,605	1,277	80%	6,420
HVAC Contract	1,169	250	(919)	1,387	750	(637)	-85%	3,000
R & M Tools/Supplies	57	85	28	64	255	191	75%	1,020
R & M Drywall	247	25	(222)	339	75	(264)	-351%	300
Painting - Tenant Turnover	1,770	6,875	5,105	5,440	17,125	11,685	68%	48,000
Hardware Supplies	0	0	0	149	0	(149)	0%	0
Appliance Contracts	0	150	150	0	150	150	100%	600
Other Maintenance Service C	1,625	12,000	10,375	4,217	12,600	8,383	67%	14,200
R & M General	139	167	28	139	501	362	72%	2,004
Tenant Expense Reimbursemen	150	0	(150)	(1,024)	0	1,024	0%	0
Total Repairs & Maintenan	26,885	36,477	9,592	60,356	94,731	34,375	36%	319,700
Total Full Service Expens	90,751	61,466	(29,285)	185,149	177,716	(7,433)	-4%	620,909
<i>CAM Expenses:</i>								
<i>CAM Administrative:</i>								
Misc. Administrative	813	1,592	779	6,041	7,225	1,184	16%	21,550

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Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
Management Fee	26,734	28,486	1,752	86,491	85,137	(1,355)	-2%	351,786
Asset Management Fee	7,454	9,066	1,611	25,942	25,518	(424)	-2%	107,625
Telephone Expense	1,742	1,568	(174)	5,040	4,704	(336)	-7%	18,816
Total CAM Administrative	36,744	40,712	3,968	123,513	122,583	(930)	-1%	499,777
<i>CAM Utilities:</i>								
Electricity	58,315	67,520	9,205	163,410	205,995	42,585	21%	780,250
Water & Sewer	8,507	7,049	(1,458)	34,604	31,121	(3,483)	-11%	124,484
Gas	8,678	5,817	(2,861)	12,129	9,548	(2,582)	-27%	46,820
Total CAM Utilities	75,501	80,386	4,885	210,144	246,664	36,520	15%	951,554
<i>CAM Repairs & Maintenance:</i>								
Snow Removal	36,414	22,700	(13,714)	36,414	28,830	(7,584)	-26%	98,681
Exterminating	470	470	0	1,457	1,809	353	19%	7,738
Security Contract	5,288	6,125	837	14,669	18,375	3,706	20%	74,650
Fire Protection	1,163	1,400	238	1,904	1,400	(504)	-36%	17,766
Trash Removal	7,082	9,106	2,024	23,397	27,768	4,371	16%	111,672
Maintenance & Cleaning Supp	2,299	350	(1,949)	8,149	9,252	1,103	12%	23,124
Engineer Services	25,865	22,403	(3,462)	79,184	67,210	(11,974)	-18%	271,216
Engineering Benefits & Taxe	7,167	4,360	(2,807)	21,322	13,079	(8,243)	-63%	53,484
Maint. & Clean. Contract	22,160	22,201	41	66,088	66,873	785	1%	288,276
Porter Service	9,592	8,939	(653)	24,529	26,816	2,287	9%	108,477
L & G Supplies	8,689	750	(7,939)	14,714	10,980	(3,734)	-34%	28,207
R & M Parking & Garage	3,600	1,800	(1,800)	7,295	5,400	(1,895)	-35%	21,600
L & G Contract	3,262	3,305	43	9,785	9,915	130	1%	47,418
R & M Asphalt & Concrete	0	850	850	0	4,080	4,080	100%	17,530
Glass/Doors/Windows	0	0	0	0	1,750	1,750	100%	7,000
R & M Electrical	3,120	8,200	5,080	8,623	13,700	5,077	37%	46,485
R & M Plumbing	1,581	9,880	8,299	2,759	12,940	10,181	79%	28,922
R&M Emergency Generator	450	200	(250)	2,682	2,174	(508)	-23%	6,642
R & M Roof	2,645	300	(2,345)	2,645	2,680	35	1%	14,760
R & M HVAC	4,142	10,088	5,944	13,733	23,746	10,013	42%	84,784
R&M Tools & Supplies	0	0	0	0	2,400	2,400	100%	2,400
R&M Keys & Locks	0	285	285	1,137	1,005	(132)	-13%	4,020
R & M Elevators	4,348	4,916	568	11,508	12,047	538	4%	49,576
R & M General	25,193	21,700	(3,493)	46,877	31,200	(15,677)	-50%	113,323
Garage Contractor	19,456	17,577	(1,879)	54,268	51,231	(3,037)	-6%	219,260
Total CAM Repairs & Maint	193,986	177,903	(16,083)	453,140	446,662	(6,478)	-1%	1,747,010
<i>CAM Financial Expense:</i>								
Insurance	5,039	4,993	(46)	15,117	14,979	(138)	-1%	59,916
Tax Appeal Fees	3,536	0	(3,536)	3,536	0	(3,536)	0%	0
Taxes - Payroll	424	747	323	1,533	2,242	709	32%	9,089
Employee Benefit	0	176	176	0	527	527	100%	2,140
Insurance - Property	2,373	2,373	0	7,118	7,119	1	0%	28,476
Insurance - Workmen's Compe	0	0	0	(1,195)	0	1,195	0%	0
Insurance - Medical, Life,	42	1,144	1,101	484	3,431	2,947	86%	13,736
Contracted Employee Appreci	16	0	(16)	45	0	(45)	0%	0
Interest on Security Deposi	75	150	75	494	450	(44)	-10%	1,800
Real Estate Tax	106,954	105,141	(1,813)	322,298	316,970	(5,328)	-2%	1,272,707
Total CAM Financial Expen	118,459	114,723	(3,736)	349,430	345,718	(3,712)	-1%	1,387,864
Total CAM Expenses	424,689	413,724	(10,965)	1,136,227	1,161,627	25,400	2%	4,586,204

Non-CAM Expenses:

Non-CAM Administrative:

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Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
Misc Admin Expense	0	65	65	0	195	195	100%	780
Legal Expense	(205)	4,000	4,205	39,378	9,250	(30,128)	-326%	39,000
Professional Svcs	0	1,950	1,950	55	3,150	3,095	98%	13,600
Bad Debt Expense	0	0	0	5,416	0	(5,416)	0%	0
Bank Fees	0	97	97	0	291	291	100%	1,164
Total Non-CAM Adminstrati	(205)	6,112	6,317	44,849	12,886	(31,963)	-248%	54,544
<i>Non-CAM Utilities</i>								
Electricity	355	600	246	2,809	1,800	(1,009)	-56%	7,200
Gas	563	0	(563)	625	0	(625)	0%	0
Total Non-CAM Utilities	918	600	(318)	3,434	1,800	(1,634)	-91%	7,200
<i>Non-CAM Repairs & Maintenance</i>								
R & M General	2,400	670	(1,730)	(4,780)	1,170	5,950	509%	4,230
Total Non-CAM Repairs & M	2,400	670	(1,730)	(4,780)	1,170	5,950	509%	4,230
Total Non-CAM Expenses	3,112	7,382	4,270	43,503	15,856	(27,647)	-174%	65,974
Total Operating Expense	518,553	482,572	(35,980)	1,364,879	1,355,198	(9,681)	-1%	5,273,088
Net Operating Income	589,624	669,275	(79,651)	1,949,514	2,088,181	(138,666)	-7%	8,861,587
<i>Owners' Expense:</i>								
Depreciation Expense	162,452	162,262	(191)	487,357	486,978	(379)	0%	1,949,071
Amortization Expense	18,537	18,537	0	55,610	55,611	1	0%	223,153
Debt Service-Interest	442,373	444,194	1,821	1,326,438	1,336,848	10,411	1%	5,318,941
Total Owners' Expense	623,362	624,993	1,631	1,869,405	1,879,438	10,033	1%	7,491,165
Earnings after Interest & D	(33,738)	44,282	(78,020)	80,109	208,743	(128,634)	-62%	1,370,422
<i>Balance Sheet Items:</i>								
<i>Capital & Lease Commissions</i>								
Capital Impr. - Bldg	28	14,500	14,473	15,541	14,500	(1,041)	-7%	51,230
Capital Impr. - Tenant	19,264	8,510	(10,754)	36,980	23,179	(13,801)	-60%	562,172
Lease Commission	10,449	6,512	(3,936)	155,952	117,920	(38,032)	-32%	518,857
Accrued Capital	41,894	0	(41,894)	34,188	0	(34,188)	0%	0
Total Capital & Lease Com	71,634	29,522	(42,112)	242,661	155,599	(87,062)	-56%	1,132,259
<i>Prepaid/Delinquent Adjustments:</i>								
Delq./Prepaid (-) Beginning	491,867	0	491,867	622,493	0	622,493	0%	0
Delq./(-)/Prepaid Ending	(430,428)	0	(430,428)	(430,428)	0	(430,428)	0%	0
Allowance For Bad Debt	42,742	0	42,742	59,963	0	59,963	0%	0
Provision for Loss	0	0	0	(3,940)	0	(3,940)	0%	0
Prepaid Income	(7,892)	0	(7,892)	(29,961)	0	(29,961)	0%	0
Net Change Prepaid/Delinq	96,289	0	96,289	218,127	0	218,127	0%	0
<i>Change in Assets:</i>								
A/R Other	(15,152)	0	(15,152)	(47,153)	0	(47,153)	0%	0
Deposits - Utility	0	0	0	(2,290)	0	(2,290)	0%	0

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Description	Actual Month	Budget Month	Variance Month	Actual YTD	Budget YTD	Variance YTD	% Var.	Budget Total Year
Notes Receivable	5,830	6,669	(839)	19,807	19,771	36	0%	46,287
Prepaid Expenses	(2,803)	0	(2,803)	(1,753)	0	(1,753)	0%	0
Prepaid Insurance	7,412	0	7,412	22,235	0	22,235	0%	0
Prepaid Taxes	37,666	0	37,666	112,997	0	112,997	0%	0
Escrow - Taxes	67,594	(62,519)	130,113	(60,689)	(187,558)	126,869	68%	(650,110)
Acc Depreciation/Amortizati	180,989	180,992	(3)	542,967	542,976	(9)	0%	2,172,605
Net Change in Assets	281,536	125,142	156,394	586,122	375,189	210,933	56%	1,568,782
<i>Change in Liabilities:</i>								
Accrued Interest	2,253	0	2,253	2,059	0	2,059	0%	0
Accrued Expense	(56,012)	0	(56,012)	(44,673)	0	(44,673)	0%	0
Accrued Real Estate Taxes	67,056	0	67,056	193,029	0	193,029	0%	0
Note Payable	(19,117)	(19,117)	0	(57,045)	(57,045)	0	0%	(233,809)
Unrefundable Security Depos	250	0	250	250	0	250	0%	0
Tenant Security Dep	4,578	0	4,578	6,833	0	6,833	0%	0
Notes Payable	(88,347)	(84,324)	(4,023)	(261,144)	(249,007)	(12,137)	-5%	(1,019,748)
A/P Other	17,685	0	17,685	115,147	0	115,147	0%	0
Net Change in Liabilities	(71,656)	(103,441)	31,785	(45,545)	(306,052)	260,508	85%	(1,253,557)
<i>Change in Equity</i>								
Owners' Distribution	(131,000)	(116,000)	(15,000)	(439,000)	(424,000)	(15,000)	-4%	(983,000)
Net Change in Equity	(131,000)	(116,000)	(15,000)	(439,000)	(424,000)	(15,000)	-4%	(983,000)
Total Balance Sheet Items	103,535	(123,822)	227,357	77,043	(510,463)	587,506	115%	(1,800,033)
Cash Flow	69,797	(79,540)	149,337	157,152	(301,720)	458,872	152%	(429,612)

01/25/17
7:43 PMActual/Budget Spreadsheet
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Acct. No.	Account Description	October Actual	November Actual	December Actual	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total
Income														
51108	Residential Potential	209,043	210,083	209,105	209,107	209,150	209,199	209,347	209,539	209,806	210,194	210,549	210,777	2,515,900
51100	Potential Rent Income	553,348	546,895	550,301	540,671	539,889	533,213	534,094	533,071	535,668	546,031	546,509	547,307	6,506,996
51102	Retail Potential	332,750	334,491	330,067	319,682	333,643	335,189	335,189	335,761	340,496	335,777	336,015	336,420	4,005,479
51250	Vacancies	(76,883)	(77,599)	(79,358)	(92,961)	(83,475)	(59,026)	(57,595)	(67,439)	(56,503)	(56,094)	(56,094)	(56,094)	(819,121)
51252	Vacancy - Retail	(32,750)	(16,828)	(22,577)	0	0	0	0	0	0	0	0	0	(72,156)
	Total Rental Income	985,508	997,042	987,538	976,498	999,207	1,018,576	1,021,034	1,010,932	1,029,467	1,035,908	1,036,978	1,038,410	12,137,099
Other Adjustments to Income:														
51260	Concession	(20,503)	(35,648)	(38,250)	(18,960)	(34,088)	(34,553)	(28,244)	(33,441)	(31,149)	(30,744)	(11,919)	579	(316,921)
51170	Model Allowance	(1,450)	(1,595)	(1,625)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(18,395)
	Total Adjustments to	(21,953)	(37,243)	(39,875)	(20,485)	(35,613)	(36,078)	(29,769)	(34,966)	(32,674)	(32,269)	(13,444)	(946)	(335,316)
Reimbursable Income:														
51500	Operating Expenses	69,612	(6,520)	58,293	24,650	20,882	20,882	20,862	19,123	19,121	19,121	19,121	19,121	304,269
51515	OE - Annex	1,328	1,328	1,223	47,131	50,468	51,412	51,412	51,412	51,412	50,024	50,024	50,024	457,198
51525	Operating / Taxes	(1)	(1,636)	0	0	0	0	0	0	0	0	0	0	(1,637)
51550	Tenant Improvement Rei	0	(1,200)	(3,358)	0	0	0	0	0	0	0	0	0	(4,558)
51555	Insurance	20	20	20	0	0	0	0	0	0	0	0	0	60
51800	Real Estate Tax	37,614	25,918	24,524	14,785	15,923	92,039	16,246	16,246	16,197	15,747	131,567	91,517	498,323
	Total Reimbursable I	108,574	17,910	80,702	86,566	87,273	164,333	88,520	86,781	86,730	84,893	200,713	160,662	1,253,656
Other Income:														
51300	Parking/Garage	220	220	220	220	220	220	220	220	26,470	220	220	220	28,890
51320	Contracting Revenue	53,269	57,086	57,653	53,832	53,832	53,832	53,832	53,832	53,832	53,832	53,832	53,832	652,496
51325	Parking Concession (In	(4,168)	(4,799)	(5,231)	(4,799)	(4,799)	(4,799)	(4,799)	(4,799)	(4,799)	(4,799)	(4,799)	(4,799)	(57,390)
51104	Storage Rent	1,797	1,797	897	1,190	1,190	1,190	1,190	1,090	1,090	1,090	1,090	1,090	14,700
51254	Vacancies - Storage	(330)	(330)	(330)	0	0	0	0	0	0	0	0	0	(990)
51600	Percentage Rent	2,118	2,118	2,118	2,118	2,118	2,118	2,118	30,125	2,118	2,118	2,118	2,118	53,425
51850	Other Utilities	0	0	0	0	0	0	0	0	939	939	939	939	3,756
52100	Late Fee	1,229	1,047	2,011	332	332	332	332	332	332	332	332	332	7,275
52105	Pet Charges - Monthly	2,024	2,154	2,221	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	18,999
52300	Returned Check	0	0	0	35	35	35	35	35	35	35	35	35	315
52400	Early Lease Break	70	1,500	725	0	0	0	0	0	0	0	0	0	2,295
52850	Owner Income-Asset Man	11,625	6,862	7,454	8,230	8,663	8,790	8,880	8,830	9,010	8,879	11,566	9,258	108,048
52900	Misc. Income	6,818	7,168	7,436	7,758	7,708	7,718	7,718	7,718	7,418	7,568	7,418	7,418	89,867
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	550	550	550	550	550	550	550	550	550	10,084
52950	Credit Check	150	30	120	250	250	250	250	250	250	250	250	250	2,550
52998	Interest Income - Secu	23	23	23	0	0	0	0	0	0	0	0	0	68
52999	Interest Income	1,036	1,688	3,295	1,269	1,189	1,107	1,077	1,065	1,053	1,040	1,028	1,015	15,862
	Total Other Income:	77,314	79,064	79,812	72,385	72,688	72,743	72,804	100,648	99,698	73,455	75,979	73,659	950,250

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total
	Total Gross Income	1,149,443	1,056,773	1,108,177	1,114,964	1,123,555	1,219,574	1,152,589	1,163,396	1,183,221	1,161,987	1,300,226	1,271,784	14,005,689
	Operating Expense:													
	Full Service Expenses:													
	Administrative Expenses:													
62100	Advertising	3,879	4,398	4,730	3,745	1,955	2,455	1,955	1,955	1,955	2,455	1,955	2,455	33,891
62200	Tenant Promotions	199	0	1,130	350	350	350	350	350	350	850	850	850	6,979
62905	Credit Checks	0	137	342	310	310	310	310	310	310	310	310	310	3,270
62925	Signage	106	0	0	0	100	0	0	100	0	0	100	0	406
62955	Model-Accessories/Deco	0	0	0	50	0	0	50	0	0	0	50	0	150
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	4,000	4,000	4,000	4,120	4,120	4,120	4,120	4,120	4,120	48,254
63400	Legal	0	0	72	120	120	120	120	120	120	120	120	120	1,152
63422	Information Management	26	620	26	125	125	125	125	125	125	125	125	125	1,798
63448	Contract Other Trainin	290	75	0	450	0	0	0	300	0	0	0	0	1,115
63505	Printing/Reproduction	196	0	82	142	142	142	142	142	142	142	142	142	1,556
63510	Paper, Pads, Etc.	87	124	453	225	225	225	225	225	225	225	225	225	2,689
63515	Food & Beverages	64	0	165	150	150	150	150	150	150	150	150	150	1,579
63600	Telephone	1,081	1,168	1,614	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	15,518
63605	Postage	48	0	0	25	25	25	25	25	25	25	25	25	273
63700	Bad Debt	1,543	17,222	42,742	1,046	1,046	1,046	1,047	1,048	1,049	1,051	1,053	1,054	70,945
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	108	108	108	108	108	108	108	108	108	1,010
63900	Misc. Admin. Expense	576	200	196	275	275	275	275	275	275	275	275	275	3,447
63905	Bank Fees	16	8	16	25	25	25	25	25	25	25	25	25	265
	Total Administrative	18,377	34,674	61,943	18,815	16,625	17,025	16,696	17,547	17,148	22,400	17,302	17,653	276,204
	Utilities:													
64500	Electricity	1,271	1,055	1,537	1,840	1,840	1,840	1,800	1,800	1,880	1,760	1,760	1,800	20,183
64510	Water & Sewer	3,453	2,157	662	4,430	4,430	4,430	4,430	4,430	4,430	4,430	4,430	4,430	46,142
64520	Gas	(29)	(32)	(275)	105	105	105	90	120	75	75	90	60	489
	Total Utilities	4,696	3,179	1,924	6,375	6,375	6,375	6,320	6,350	6,385	6,265	6,280	6,290	66,814
	Repairs & Maintenance:													
64540	Snow Removal	0	0	3,482	2,000	6,000	6,000	5,000	0	0	0	0	0	22,482
64620	Exterminating	846	120	120	130	530	530	530	530	130	130	130	130	3,456
64635	Security Systems	362	250	1,079	250	350	400	250	350	400	350	350	400	4,690
64640	Fire Protection	450	450	1,157	550	550	550	550	550	550	1,365	550	550	7,822
64700	Trash Removal	1,775	2,201	1,295	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	23,271
64701	Bulk Trash Collection	0	0	195	0	200	0	0	200	0	0	200	0	795
65410	Uniforms	0	0	0	0	0	0	500	250	0	0	0	250	1,000
65415	Mileage Reimb	15	41	60	50	50	50	50	50	50	50	50	50	566
65500	Engineer Services	550	275	275	275	275	275	275	275	275	275	275	275	3,575

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total
65501	Maintenance Salary	4,144	2,956	4,688	4,784	4,784	4,784	4,928	4,928	4,928	4,928	4,928	4,928	55,704
65502	L & G Supplies	319	0	144	140	140	140	140	140	140	140	140	140	1,723
65505	Maintenance and Cleani	55	15	839	100	100	100	100	100	100	100	100	100	1,810
65506	Maint. & Cleaning Cont	2,104	2,463	2,592	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	31,198
65510	L & G Contract	1,249	1,249	1,756	1,850	1,850	1,850	1,850	1,850	4,350	1,850	1,850	7,850	31,904
65530	R & M Asphalt & Concre	0	0	0	0	0	0	0	1,500	0	0	0	0	1,500
65560	Appliance Supplies	0	0	115	150	150	150	150	150	150	150	150	150	1,465
65580	Glass/Doors/Windows	0	116	388	250	250	250	250	250	250	250	250	250	2,754
65585	R & M Locks & Keys	93	259	900	50	50	50	50	50	50	50	50	50	1,701
65590	Electric Maint. Contra	0	0	0	125	125	125	125	125	125	125	125	125	1,125
65595	R & M Electrical	0	3,211	133	200	200	200	200	200	200	200	200	200	5,143
65600	R & M Plumbing	46	155	278	165	165	165	165	165	165	165	165	165	1,963
65605	Plumbing Maintenance C	1,821	0	774	2,000	1,000	1,000	2,000	1,000	1,000	2,000	1,000	1,000	14,595
65620	R&M Carpet/Floor	0	0	0	500	500	500	500	500	500	500	500	500	4,500
65630	R & M Roof	0	0	1,460	1,600	0	0	1,500	0	0	0	0	0	7,060
65640	R & M HVAC	65	263	0	535	535	535	535	535	535	535	535	535	5,143
65645	HVAC Contract	218	0	1,169	250	250	250	250	250	250	250	250	250	3,637
65650	R & M Tools/Supplies	7	0	57	85	85	85	85	85	85	85	85	85	829
65661	R & M Drywall	65	27	247	25	25	25	25	25	25	25	25	25	564
65680	Painting - Tenant Turn	1,750	1,920	1,770	3,375	3,375	3,375	3,375	3,875	3,375	3,375	3,375	3,375	36,315
65761	Hardware Supplies	72	77	0	0	0	0	0	0	0	0	0	0	149
65775	Other Maintenance Serv	2,526	66	1,625	0	0	150	0	1,600	0	0	0	0	450
65910	R & M General	0	0	139	167	167	167	167	167	167	167	167	167	1,642
65920	Tenant Expense Reimbur	(1,689)	515	150	0	0	0	0	0	0	0	0	0	(1,024)
	Total Repairs & Main	16,842	16,629	26,885	24,277	25,977	26,377	28,221	26,871	22,621	21,636	20,121	28,871	285,325
	Total Full Service E	39,915	54,483	90,751	49,467	48,977	49,777	51,236	50,767	46,154	50,300	43,702	52,813	628,342
CAM Expenses:														
CAM Administrative:														
73001	Misc. Administrative	1,042	4,186	813	1,592	1,592	1,592	1,592	1,592	1,592	1,592	1,592	1,592	20,366
73200	Management Fee	30,243	29,515	26,734	27,736	27,736	30,621	28,607	29,023	29,665	28,883	32,928	31,763	353,141
73203	Asset Management Fee	11,625	6,862	7,454	8,229	8,663	8,791	8,880	8,831	9,009	8,879	11,567	9,258	108,048
73600	Telephone Expense	1,199	2,099	1,742	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	19,152
	Total CAM Administra	44,108	42,662	36,744	38,813	39,559	42,572	40,646	41,014	41,834	40,921	47,654	44,181	500,707
CAM Utilities:														
74500	Electricity	57,361	47,735	58,315	70,981	58,631	59,734	59,458	52,211	60,387	70,145	69,416	73,292	737,665
74510	Water & Sewer	14,640	11,456	8,507	7,049	17,023	7,049	7,049	17,023	7,049	7,049	17,023	7,049	127,967
74520	Gas	1,119	2,331	8,678	10,127	10,394	4,483	2,063	1,587	367	334	3,337	4,580	49,401
	Total CAM Utilities	73,121	61,522	75,501	88,157	86,048	71,266	68,570	70,821	67,803	77,528	89,776	84,921	915,034

Actual/Budget Spreadsheet
DECEMBER 31, 2010

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total
CAM Repairs & Maintenance:														
74540	Snow Removal	0	0	36,414	34,875	27,375	7,600	0	0	0	0	0	0	106,264
74620	Exterminating	517	470	470	470	470	720	1,420	970	470	470	470	470	7,385
74630	Security Contract	4,666	4,714	5,288	6,325	6,175	6,375	6,125	6,125	6,175	6,275	6,425	6,275	70,944
74640	Fire Protection	742	0	1,163	5,400	0	7,066	600	300	725	650	0	1,625	18,270
74700	Trash Removal	7,479	8,835	7,082	9,406	9,256	9,406	9,106	9,556	9,106	9,406	9,256	9,406	107,301
74800	Maintenance & Cleaning	0	5,850	2,299	350	650	350	350	4,955	5,867	350	650	350	22,021
74900	Engineer Services	27,780	25,539	25,865	22,403	22,403	22,403	22,799	22,799	22,799	22,799	22,799	22,799	283,191
74910	Engineering Benefits &	7,074	7,081	7,167	4,710	4,360	4,360	4,438	4,438	4,788	4,438	4,438	4,438	61,727
75000	Maint. & Clean. Contra	21,885	22,043	22,160	23,828	23,828	24,675	24,738	24,332	24,865	25,316	24,910	24,910	287,490
75005	Porter Service	7,612	7,326	9,592	8,939	8,939	8,939	9,141	9,141	9,141	9,141	9,141	9,141	106,190
75502	L & G Supplies	3,639	2,386	8,689	2,527	105	750	5,355	5,240	1,105	250	355	1,540	31,941
75506	R & M Parking & Garage	1,895	1,800	3,600	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	23,495
75510	L & G Contract	3,262	3,262	3,262	3,536	3,536	3,536	3,549	3,549	4,949	4,949	4,949	4,949	47,288
75530	R & M Asphalt & Concre	0	0	0	0	0	0	2,350	0	8,750	0	850	1,500	13,450
75580	Glass/Doors/Windows	0	0	0	0	1,750	0	0	1,750	0	0	1,750	0	5,250
75595	R & M Electrical	2,694	2,808	3,120	3,985	3,750	1,850	6,000	3,750	2,100	1,000	8,250	2,100	41,408
75600	R & M Plumbing	319	859	1,581	1,180	2,380	1,230	2,542	2,380	1,230	680	3,130	1,230	18,741
75625	R&M Emergency Generato	0	2,232	450	300	312	0	1,362	612	200	300	662	720	7,150
75630	R & M Roof	0	0	2,645	1,400	550	300	700	4,731	1,749	1,200	1,150	300	14,725
75640	R & M HVAC	5,951	3,639	4,142	2,486	9,974	3,986	12,536	7,074	4,136	6,386	11,974	2,486	74,771
75654	R&M Keys & Locks	594	542	0	285	435	285	285	435	285	285	435	285	4,152
75655	R & M Elevators	2,963	4,197	4,348	3,566	4,196	3,566	3,566	4,766	4,316	5,076	4,916	3,566	49,038
75665	R & M General	8,829	12,855	25,193	5,400	11,700	8,300	17,900	24,233	10,340	950	2,400	900	128,999
77600	Garage Contractor	26,929	7,884	19,456	18,458	17,152	23,298	18,463	16,602	16,602	18,057	16,602	22,798	222,297
Total CAM Repairs &		134,831	124,323	193,986	161,628	161,095	140,793	155,124	159,537	141,497	119,777	137,311	123,587	1,753,488
CAM Financial Expense:														
77200	Insurance	5,039	5,039	5,039	4,993	4,993	4,993	4,993	4,993	4,993	4,993	4,993	4,993	60,054
77125	Tax Appeal Fees	0	0	3,536	0	0	0	0	0	0	0	0	0	3,536
67100	Taxes - Payroll	661	449	424	747	747	747	767	767	767	767	767	767	8,380
67105	Employee Benefit	0	0	0	176	176	176	181	181	181	181	181	181	1,613
67200	Insurance - Property	2,373	2,373	2,373	2,373	2,373	2,373	2,373	2,373	2,373	2,373	2,373	2,373	28,475
67202	Insurance - Workmen's	(1,195)	0	0	0	0	0	0	0	0	0	0	0	(1,195)
67210	Insurance - Medical, L	335	106	42	1,144	1,144	1,144	1,146	1,146	1,146	1,146	1,146	1,146	10,789
67220	Contracted Employee Ap	29	75	16	0	0	0	0	0	0	0	0	0	45
68100	Interest on Security D	344	75	75	150	150	150	150	150	150	150	150	150	1,844
Real Estate Tax		107,672	107,672	106,954	106,689	106,689	106,689	106,689	106,689	106,689	105,201	105,201	105,201	1,278,036
Total CAM Financial		115,258	115,713	118,459	116,272	116,272	116,272	116,299	116,299	116,299	114,811	114,811	114,811	1,391,576
Total CAM Expenses		367,317	344,221	424,689	404,870	402,973	370,902	380,639	387,670	367,433	353,038	389,552	367,500	4,560,805
Non-CAM Expenses:														

Actual/Budget Spreadsheet
DECEMBER 31, 2010

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total
Non-CAM Administrative:														
83400	Misc Admin Expense	0	0	0	65	65	65	65	65	65	65	65	65	585
83415	Legal Expense	15,869	23,714	(205)	3,750	1,250	6,000	1,000	1,000	7,000	6,750	0	3,000	69,128
83700	Professional Svcs	0	55	0	1,800	1,850	0	750	1,200	1,800	650	2,400	0	10,505
83905	Bad Debt Expense	5,416	0	0	0	0	0	0	0	0	0	0	0	5,416
	Bank Fees	0	0	0	97	97	97	97	97	97	97	97	97	873
	Total Non-CAM Admins	21,285	23,769	(205)	5,712	3,262	6,162	1,912	2,362	8,962	7,562	2,562	3,162	86,507
Non-CAM Utilities														
84500	Electricity	100	2,355	355	600	600	600	600	600	600	600	600	600	8,209
84520	Gas	(161)	223	563	0	0	0	0	0	0	0	0	0	625
	Total Non-CAM Utilit	(61)	2,578	918	600	600	600	600	600	600	600	600	600	8,834
Non-CAM Repairs & Maintenance														
85910	R & M General	780	(7,960)	2,400	200	200	420	550	200	320	300	550	320	(1,720)
	Total Non-CAM Repair	780	(7,960)	2,400	200	200	420	550	200	320	300	550	320	(1,720)
	Total Non-CAM Expens	22,004	18,387	3,112	6,512	4,062	7,182	3,062	3,162	9,882	8,462	3,712	4,082	93,622
	Total Operating Expe	429,236	417,091	518,553	460,848	456,012	427,861	434,938	441,600	423,468	411,800	436,966	424,395	5,282,769
	Net Operating Income	720,208	639,682	589,624	654,116	667,543	791,713	717,652	721,796	759,753	750,186	863,259	847,389	8,722,920
Owners' Expense:														
74000	Depreciation Expense	162,452	162,452	162,452	162,455	162,455	162,455	162,455	162,455	162,455	162,455	162,455	162,455	1,949,450
74001	Amortization Expense	18,537	18,537	18,537	18,537	18,537	18,537	18,537	18,537	18,714	18,714	18,714	18,714	223,152
	Debt Service-Interest	443,550	440,515	442,373	446,211	445,637	437,340	444,465	441,319	443,300	440,157	442,124	441,538	5,308,530
	Total Owners' Expense	624,539	621,504	623,362	627,203	626,629	618,332	625,457	622,311	624,469	621,326	623,293	622,707	7,481,132
	Earnings after Interes	95,668	18,179	(33,738)	26,913	40,914	173,381	92,194	99,485	135,284	128,860	239,967	224,681	1,241,788
Balance Sheet Items:														
Capital & Lease Commissions														
14990	Capital Impr. - Bldg	3,513	12,000	28	0	0	36,730	0	0	0	0	0	0	52,271
19000	Capital Impr - Tenant	0	17,716	19,264	37,885	112,833	100,507	13,247	36,550	44,255	36,488	150,768	6,460	575,973

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total
21508	Lease Commission	139,093	6,410	10,449	53,504	102,617	32,643	8,557	10,480	114,733	73,876	0	4,527	556,889
	Accrued Capital	0	(7,705)	41,894	0	0	0	0	0	0	0	0	0	34,188
	Total Capital & Leas	142,606	28,421	71,634	91,389	215,450	169,880	21,804	47,030	158,988	110,364	150,768	10,987	1,219,321
	<i>Prepaid/Delinquent Adjustments:</i>													
	Delq./Prepaid (-) Begi	622,493	584,077	491,867	0	0	0	0	0	0	0	0	0	1,698,437
	Delq./(-)/Prepaid Endin	(584,077)	(491,867)	(430,428)	0	0	0	0	0	0	0	0	0	(1,506,372)
	11315 Allowance For Bad Debt	0	17,222	42,742	0	0	0	0	0	0	0	0	0	59,963
	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)	0	0	0	0	0	0	0	0	0	(29,961)
	Net Change Prepaid/D	22,393	99,445	96,289	0	0	0	0	0	0	0	0	0	218,127
	<i>Change in Assets:</i>													
	11400 A/R Other	(16,106)	(15,896)	(15,152)	0	0	0	0	0	0	0	0	0	(47,153)
	11410 Deposits - Utility	0	(2,290)	0	0	0	0	0	0	0	0	0	0	(2,290)
	11500 Notes Receivable	7,375	6,602	5,830	6,749	6,830	2,910	1,640	1,652	1,665	1,677	1,690	1,703	46,323
	11325 Prepaid Expenses	(918)	1,969	(2,803)	0	0	0	0	0	0	0	0	0	(1,753)
	12400 Prepaid Insurance	7,412	7,412	7,412	0	0	0	0	0	0	0	0	0	22,235
	12700 Prepaid Taxes	37,666	37,666	37,666	0	0	0	0	0	0	0	0	0	112,997
	13100 Escrow - Taxes	(65,404)	(62,880)	67,594	(62,519)	(62,519)	(62,519)	(62,519)	(62,519)	(62,519)	(62,921)	(62,921)	38,407	(523,241)
	Acc Depreciation/Amort	180,989	180,989	180,989	180,992	180,992	180,992	180,992	180,991	181,169	181,169	181,169	181,163	2,172,596
	Net Change in Assets	151,014	153,572	281,536	125,222	125,303	121,383	120,113	120,124	120,315	119,925	119,938	221,273	1,779,715
	<i>Change in Liabilities:</i>													
	21300 Accrued Interest	2,553	(2,746)	2,253	0	0	0	0	0	0	0	0	0	2,059
	21500 Accrued Expense	17,251	(5,912)	(56,012)	0	0	0	0	0	0	0	0	0	(44,673)
	21570 Accrued Real Estate Ta	58,919	67,055	67,056	0	0	0	0	0	0	0	0	0	193,029
	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	0	0	0	0	0	0	0	0	0	6,833
	Notes Payable	(87,385)	(85,412)	(88,347)	(82,204)	(82,663)	(90,865)	(83,636)	(86,677)	(84,589)	(87,625)	(85,551)	(86,931)	(1,031,885)
	21112 A/P Other	32	97,431	17,685	0	0	0	0	0	0	0	0	0	115,147
	Net Change in Liabil	(23,692)	49,803	(71,656)	(101,425)	(101,987)	(110,293)	(103,169)	(106,315)	(104,333)	(107,476)	(105,509)	(106,996)	(993,049)
	<i>Change in Equity</i>													
	31302 Owners' Distribution	(140,000)	(168,000)	(131,000)	(65,000)	(80,000)	(65,000)	(75,000)	(68,000)	(65,000)	(65,000)	(76,000)	0	(998,000)
	Net Change in Equity	(140,000)	(168,000)	(131,000)	(65,000)	(80,000)	(65,000)	(75,000)	(68,000)	(65,000)	(65,000)	(76,000)	0	(998,000)
	Total Balance Sheet	(132,891)	106,399	103,535	(132,592)	(272,135)	(223,791)	(79,861)	(101,221)	(208,007)	(162,915)	(212,339)	103,289	(1,212,528)

Acct. No.	Account Description	October Actual	November Actual	December Actual	January Budget	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	Total
	Cash Flow	(37,223)	124,578	69,797	(105,679)	(231,221)	(50,410)	12,334	(1,736)	(72,723)	(34,055)	27,627	327,971	29,260