

W.C. and A.N. Miller Development Company  
**Balance Sheet**  
for the period ending May 31, 2014

**ASSETS**

<b>Current Assets</b>	Current Month	Prior Month
Cash and Cash Equivalents	\$ 4,832,853.53	\$ 4,878,624.10
Investments	2,488,055.67	2,488,205.18
Unrealized Investments Gain/Loss	680,847.63	642,587.63
Accounts Receivable	154,568.95	213,402.61
Straightline Rent	5,916,588.55	5,916,588.55
Miscellaneous Receivables	43,268.70	(21,363.10)
Provision for Loss	0.00	0.00
Other Receivables	910,846.81	913,255.11
Inventory	37,318.04	37,318.04
Prepaid Expenses	236,486.36	234,835.06
<b>Total Current Assets</b>	<u>\$ 15,300,834.24</u>	<u>\$ 15,303,453.18</u>
<b>Fixed Assets</b>		
Land	6,310,994.50	6,310,994.50
HLP, II Land	538,905.48	538,905.48
Buildings	50,524,207.84	50,507,995.84
Property and Equipment	475,239.36	475,239.36
Capital Improvements - Opt	1,876.00	1,876.00
Building on 49th Street	37,920.11	37,711.61
Improvements	13,492,256.30	13,462,342.05
Less: Accumulated Depreciation	23,408,323.45	23,259,332.39
<b>Net Fixed Assets</b>	<u>\$ 47,973,076.14</u>	<u>\$ 48,075,732.45</u>
<b>Other Assets</b>		
Deferred Leasing Commissions,	1,511,117.30	1,511,849.62
Deferred Finance Charges, net	1,046,059.50	1,052,277.45
Accum Amort Def	(14,503.40)	(11,602.72)
Deposit	17,630.05	17,630.05
Deferred Taxes	7,747,233.00	7,747,233.00
Deposit on Refinance	0.00	0.00
Real Estate Tax Escrow	283,325.41	218,740.22
<b>Total Other Assets</b>	<u>\$ 10,590,861.86</u>	<u>\$ 10,536,127.62</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 73,864,772.24</u></u>	<u><u>\$ 73,915,313.25</u></u>

## LIABILITIES AND STOCKHOLDERS' DEFICIT

### Current Liabilities

Accounts Payable	\$ 106,925.49	\$ 69,454.33
Accrued Income Taxes	0.00	0.00
Accrued Expenses	1,127,216.68	1,172,755.17
Security Deposits	484,056.18	485,137.73
Prepaid RE Income	82,637.70	82,637.70
Prepaid Rent Income	537,489.40	551,852.35

<b>Total Current Liabilities</b>	<b>\$ 2,338,325.45</b>	<b>\$ 2,361,837.28</b>
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### Long-Term Liabilities

Notes Payable (1)	95,325,401.88	95,535,842.26
Guaranty Reserve	-	-

<b>Total Long-Term Liabilities</b>	<b>\$ 95,325,401.88</b>	<b>\$ 95,535,842.26</b>
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<b>Total Liabilities</b>	<b>\$ 97,663,727.33</b>	<b>\$ 97,897,679.54</b>
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<b>Minority Interest (2)</b>	<b>(6,804,036.06)</b>	<b>(6,804,036.06)</b>
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<b>Total Minority Interest</b>	<b>\$ (6,804,036.06)</b>	<b>\$ (6,804,036.06)</b>
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### Stockholders' Deficit

Common Stock	800,200.00	800,200.00
Dividend	0.00	0.00
Retained Earnings (Deficit)	(17,795,119.03)	(17,978,530.23)

<b>Total Stockholders' Deficit</b>	<b>\$ (16,994,919.03)</b>	<b>\$ (17,178,330.23)</b>
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<b>TOTAL LIABILITIES &amp; STOCKHOLDERS' DEFICIT</b>	<b>\$ 73,864,772.24</b>	<b>\$ 73,915,313.25</b>
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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.

W.C. and A.N. Miller Development Company  
**Long Term Debt**  
for the period ending May 31, 2014

	Current Month	Budget	Prior Month
Promissory Notes	\$ 3,675,707.30	\$ 3,673,891.43	3,765,687.42
Key Bank Loan	16,808,377.92	16,808,377.92	16,832,210.85
N/P - TIAA Loan	21,140,688.84	21,140,688.84	21,164,989.76
N/P - Haymount Mezz	8,250,229.83	8,250,229.83	8,250,229.83
N/P - Cardinal Loan - SVR	16,239,981.77	16,239,952.80	16,267,165.41
N/P - Guardian Loan	29,210,416.22	29,210,416.28	29,255,558.99
Total Long Term Debt	\$ 95,325,401.88	\$ 95,323,557.10	\$ 95,535,842.26

Notes Repayment Schedule:

1. **Promissory Notes** - interest rate of 3%; due 12/31/2032
2. **Key Bank Loan** - Sumner Highlands; interest rate of 6.47%; due 6/30/2021; No prepayment until 7/1/2011; prepayment penalty afterwards is greater of 1% or present value of principal and interest outstanding discounted at the rate at which, when compounded monthly is equivalent to the Prepayment Treasury Rate compounded semi-annually, less the outstanding principal balance as of the date of prepayment.
3. **TIAA** - Spring Valley Office; interest rate of 7%; due 10/1/2018; no prepayment until 9/30/2013; prepayment penalty afterwards is greater of 1% or present value of principal and interest outstanding discounted at the rate at which, when compounded monthly is equivalent to the Prepayment Treasury Rate compounded semi-annually, less the outstanding principal balance as of the date of prepayment.
4. **Cardinal Bank** - Spring Valley Retail; interest rate of 4.35%; due 3/14/2023; Prepayment of 3% for years 1 & 2; 2% for years 3 & 4; and 1% for years 5, 6, 8, and 9. No prepayment penalty in years 7 or 10.
5. **Guardian Loan**: Shops @Sumner Place; Interest rate of 4.08%; due 10/31/22; no prepayment until 10/31/2017; prepayment penalty afterwards is greater of 1% or present value of principal and interest outstanding discounted at the rate at which, when compounded monthly is equivalent to the Prepayment Treasury Rate compounded semi-annually, less the outstanding principal balance as of the date of prepayment.

W.C. and A.N. Miller Development Company  
**Income Statement**  
for the period ending May 31, 2014

	May 2014	Actual	May 2014 Budget	May 2014 Variance	May 2013 Prior Year	Year to Date Actual	Year to Date Budget	Year to Date Variance	Year to Date Prior Year
<b>Rental Activities</b>									
Rent Income	\$	1,301,701.98	1,349,018.00	(47,316.02)	1,298,220.72	10,557,563.93	10,866,411.00	(308,847.07)	10,280,895.43
Rent Expenses		(360,877.58)	(343,214.00)	(17,663.58)	(342,635.30)	(2,906,437.66)	(2,946,751.00)	40,313.34	(2,806,780.80)
Real Estate Taxes		(120,067.42)	(118,446.00)	(1,621.42)	(113,435.70)	(960,539.34)	(947,568.00)	(12,971.34)	(907,485.56)
Depreciation		(176,745.19)	(176,746.00)	0.81	(176,011.75)	(1,413,961.52)	(1,413,961.00)	(0.52)	(1,408,093.97)
Debt Service-Interest		(375,983.77)	(374,545.00)	(1,438.77)	(382,112.69)	(3,042,432.74)	(3,014,740.00)	(27,692.74)	(3,060,878.19)
<b>Net Rental Income</b>		268,028.02	336,067.00	(68,038.98)	284,025.28	2,234,192.67	2,543,391.00	(309,198.33)	2,097,656.91
<b>Gross Profit</b>		268,028.02	336,067.00	(68,038.98)	284,025.28	2,234,192.67	2,543,391.00	(309,198.33)	2,097,656.91
<b>Operating Expenses</b>									
Bank Charges		162.53	200.00	(37.47)	157.84	1,252.79	1,600.00	(347.21)	828.77
Schwab - ABP Fee		149.51	-	149.51	127.25	1,318.34	-	1,318.34	70.93
Schwab - Mgt Fee		-	-	-	-	5,624.87	5,250.00	374.87	2,538.62
Computer Supplies		70.00	200.00	(130.00)	-	1,199.00	2,400.00	(1,201.00)	5,666.97
Computer Consultant		1,000.00	1,000.00	-	800.00	10,574.50	8,000.00	2,574.50	10,633.04
Office Administration		8,925.00	8,925.00	-	8,500.00	81,400.00	71,400.00	10,000.00	78,000.00
Dues and Subscriptions		-	-	-	-	89.00	-	89.00	-
General Insurance		-	-	-	-	33,452.25	29,000.00	4,452.25	27,780.00
Legal - General		-	5,000.00	(5,000.00)	-	8,571.47	40,000.00	(31,428.53)	30,368.46
Legal - Loan/Lenders		-	-	-	68.36	-	-	-	24,099.43
Commercial Leasing		-	-	-	7,065.00	-	-	-	7,065.00
Legal - Haymount		37,098.16	20,000.00	17,098.16	1,034.00	88,124.12	60,000.00	28,124.12	69,004.09
Benefits		1,476.32	2,833.33	(1,357.01)	1,811.99	22,229.02	22,666.66	(437.64)	14,920.76
Management Meals		444.19	500.00	(55.81)	95.03	5,296.04	4,900.00	396.04	4,678.05
Office Supplies		615.03	600.00	15.03	16.17	13,622.19	4,800.00	8,822.19	8,257.83
Other Taxes and Licenses		-	600.00	(600.00)	721.41	1,036.85	1,600.00	(563.15)	2,187.41
Payroll Taxes		1,369.57	2,500.00	(1,130.43)	2,348.61	19,244.06	21,500.00	(2,255.94)	18,359.21
Estimated Taxes (Federal & State)		-	-	-	-	35,130.00	35,130.00	-	-
Postage		138.05	375.00	(236.95)	-	2,734.58	3,000.00	(265.42)	2,399.70
Public Relations		-	-	-	102.64	-	-	-	102.64
Accounting		-	1,200.00	(1,200.00)	2,250.00	4,566.50	9,600.00	(5,033.50)	6,566.50
Review/Tax Returns/Fin St.		-	-	-	-	55,517.40	57,000.00	(1,482.60)	42,838.75
Internal Control Review		-	-	-	-	3,725.60	6,000.00	(2,274.40)	3,385.00
Promotion and Entertainment		3,905.00	350.00	3,555.00	218.64	4,415.92	2,800.00	1,615.92	39,314.04
Charitable Contribution		-	-	-	-	1,000.00	1,500.00	(500.00)	11,000.00
Rent		9,196.57	9,000.00	196.57	8,548.81	72,828.74	72,000.00	828.74	59,786.52

Executive Compensation	28,125.00	28,125.00	-	22,916.67	225,000.00	225,000.00	-	183,333.36
Executive Bonus	-	-	-	-	150,000.00	150,000.00	-	100,000.00
Executive Compensation Committee Fees	-	-	-	-	9,500.00	-	9,500.00	-
Office Phone & Internet	508.95	600.00	(91.05)	470.91	4,067.36	4,800.00	(732.64)	2,711.61
Cell Phones & Mobile Devices	525.89	750.00	(224.11)	1,339.55	5,469.47	6,000.00	(530.53)	4,894.73
Management Travel	1,243.28	3,500.00	(2,256.72)	1,944.89	15,436.18	28,000.00	(12,563.82)	16,630.66
Payroll Processing Fees	334.58	400.00	(65.42)	329.08	3,101.92	3,200.00	(98.08)	3,147.70
Board of Directors Fees	18,000.00	18,000.00	-	18,000.00	144,000.00	144,000.00	-	150,000.00
House Plans for Neighbors	-	-	-	-	(702.95)	-	(702.95)	-
RE Tax Expense	-	-	-	-	2,799.72	3,300.00	(500.28)	2,799.72
Costs associated with Sale of Property	-	-	-	-	331.34	-	331.34	-
Shareholders Annual Meeting	-	-	-	-	794.70	2,000.00	(1,205.30)	1,210.66
Board Travel and Meals	-	-	-	-	16,578.60	20,000.00	(3,421.40)	26,615.72
<b>Total Operating Expenses</b>	<b>113,287.63</b>	<b>104,658.33</b>	<b>8,629.30</b>	<b>78,866.85</b>	<b>1,049,329.58</b>	<b>1,046,446.66</b>	<b>2,882.92</b>	<b>961,195.88</b>
<b>Net Operating Income</b>	<b>154,740.39</b>	<b>231,408.67</b>	<b>(76,668.28)</b>	<b>205,158.43</b>	<b>1,184,863.09</b>	<b>1,496,944.34</b>	<b>(312,081.25)</b>	<b>1,136,461.03</b>
<b>Other Income and Expenses</b>								
Miscellaneous Income	-	-	-	100.00	7,465.00	-	7,465.00	100.00
Interest Income	430.69	500.00	(69.31)	449.44	3,423.75	4,000.00	(576.25)	4,488.03
Interest Dividend Income	-	-	-	-	72.93	-	72.93	-
Debt Service (Interest) Other	\$ (10,019.88)	(9,411.20)	(608.68)	(11,464.88)	(72,418.66)	(70,602.78)	(1,815.88)	(47,414.19)
Unrealized Investment Gain/Loss	38,260.00	-	38,260.00	34,436.37	351,693.63	-	351,693.63	132,831.88
<b>Total Other Income and Expenses</b>	<b>28,670.81</b>	<b>(8,911.20)</b>	<b>37,582.01</b>	<b>23,520.93</b>	<b>290,236.65</b>	<b>(66,602.78)</b>	<b>356,839.43</b>	<b>90,005.72</b>
<b>Net Income</b>	<b>\$ 183,411.20</b>	<b>\$ 222,497.47</b>	<b>(\$ 39,086.27)</b>	<b>\$ 228,679.36</b>	<b>\$ 1,475,099.74</b>	<b>\$ 1,430,341.56</b>	<b>\$ 44,758.18</b>	<b>\$ 1,226,466.75</b>

W.C. and A.N. MILLER COMPANIES  
STATEMENT OF CASH FLOW  
For the Month Ended May 31, 2014

	Current Month	Year to Date
Cash Flows for Operating Activities:		
Net Income	183,411.20	1,475,099.73
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities		
Dividend	-	-
Depreciation and amortization	176,745.19	1,399,479.09
Unrealized Investment Gain/Loss	(38,260.00)	(351,693.63)
Loss on disposition of fixed assets	-	-
Income allocated to minority interest	-	(561.06)
Accounts receivable	(5,798.14)	40,962.47
Other receivables	2,408.30	18,776.95
Inventory	-	-
Deferred income taxes	-	-
Prepaid expenses	(41,677.14)	(20,016.84)
Current maturities of long term debt	-	-
Accounts payable	37,471.16	(160,111.18)
Accrued income taxes	-	-
Accrued expenses	(45,538.49)	(160,763.65)
Security deposits	(1,081.55)	25,565.96
Prior Tenant Clearing (SH)	-	-
Prepaid Real Estate Tax	40,025.84	240,152.00
Prepaid rent income	(14,362.95)	(93,875.96)
Total Adjustments	<u>109,932.22</u>	<u>937,914.15</u>
Net Cash Provided by (Used for) Operating Activities	<u>293,343.42</u>	<u>2,413,013.88</u>
Cash Flow for Investing Activities:		
Acquisition of fixed assets	(46,126.25)	(1,136,289.23)
Acquisition of deferred financing charges	-	-
Acquisition of deferred Leasing Commissions	(17,903.18)	(263,086.65)
Acquisition of real estate tax escrow	(64,585.19)	(214,339.71)
Acquisition of Investments	149.51	6,870.28
Development of 49th Street Lot	(208.50)	(1,181.50)
Acquisition of water escrow	-	-
Disposition of guaranty reserve	-	-
Disposition of deposit	-	-
Net Cash Used for Investing Activities	<u>(128,673.61)</u>	<u>(1,608,026.81)</u>
Cash Flow for Financing Activities:		
Disposition of long term debt	(210,440.38)	(1,572,842.07)
Acquisition of long term debt	-	-
Net Cash Used for Financing Activities	<u>(210,440.38)</u>	<u>(1,572,842.07)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(45,770.57)	(767,854.99)
Cash and cash equivalents, Beginning of Period	<u>4,878,624.10</u>	<u>5,600,705.52</u>
	-	-
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>4,832,853.53</u>	<u>4,832,853.53</u>

W.C. and A.N. Miller Development Company  
2012/2013 Cash Flow Statement  
**Summary**

	May 2014 Month Actual	May 2014 Month Budget	Variance	May 2013 Prior Year	Actual Year to Date	Budget Year to Date	Variance	Variance as a Percentage	Prior Year to Date
<b>Rental Activities</b>									
Rent Income	\$ 1,301,701.98	\$ 1,349,018.00	\$ (47,316.02)	\$ 1,298,220.72	\$ 10,557,563.93	\$ 10,866,411.00	\$ (308,847.07)	-2.84%	\$ 10,280,895.43
Rent Expenses	\$ (360,877.58)	\$ (343,214.00)	\$ (17,663.58)	\$ (342,635.30)	\$ (2,906,437.66)	\$ (2,946,751.00)	\$ 40,313.34	-1.37%	\$ (2,806,780.80)
Real Estate Taxes	\$ (120,067.42)	\$ (118,446.00)	\$ (1,621.42)	\$ (113,435.70)	\$ (960,539.34)	\$ (947,568.00)	\$ (12,971.34)	1.37%	\$ (907,485.56)
Amortization/Depreciation	\$ (176,745.19)	\$ (176,746.00)	\$ 0.81	\$ (176,011.75)	\$ (1,413,961.52)	\$ (1,413,961.00)	\$ (0.52)	0.00%	\$ (1,408,093.97)
Debt Service - Interest	\$ (375,983.77)	\$ (374,545.00)	\$ (1,438.77)	\$ (382,112.69)	\$ (3,042,432.74)	\$ (3,014,740.00)	\$ (27,692.74)	0.92%	\$ (3,060,878.19)
<b>Net Rental Income</b>	<u>\$ 268,028.02</u>	<u>\$ 336,067.00</u>	<u>\$ (68,038.98)</u>	<u>\$ 284,025.28</u>	<u>\$ 2,234,192.67</u>	<u>\$ 2,543,391.00</u>	<u>\$ (309,198.33)</u>	<u>-12.16%</u>	<u>\$ 2,097,656.91</u>
<b>Total Operating Expenses</b>	\$ 113,287.63	\$ 104,658.33	\$ 8,629.30	\$ 78,866.85	\$ 1,049,329.58	\$ 1,046,446.66	\$ 2,882.92	0.28%	\$ 961,195.88
<b>Net Income</b>	<u>\$ 183,411.20</u>	<u>\$ 222,497.47</u>	<u>\$ (39,086.27)</u>	<u>\$ 228,679.36</u>	<u>\$ 1,475,099.74</u>	<u>\$ 1,430,341.56</u>	<u>\$ 44,758.18</u>	<u>3.13%</u>	<u>\$ 1,226,466.75</u>
<b>Total Adjustments to Reconcile to Cash</b>	\$ (18,741.39)	\$ 195,298.00	\$ (214,039.39)	\$ 132,385.18	\$ (670,109.66)	\$ (215,991.00)	\$ (454,118.66)	210.25%	\$ 1,177,312.05
<b>Net Cash provided from Operations</b>	\$ 164,669.81	\$ 417,795.47	\$ (253,125.66)	\$ 361,064.54	\$ 804,990.08	\$ 1,214,350.56	\$ (409,360.48)	-33.71%	\$ 2,403,778.80
<b>Increase or (Decrease) in Long Term Debt</b>	<u>\$ (210,440.38)</u>	<u>\$ (211,049.16)</u>	<u>\$ 608.78</u>	<u>\$ (152,923.90)</u>	<u>\$ (1,572,842.07)</u>	<u>\$ (1,664,696.07)</u>	<u>\$ 91,854.00</u>	<u>-5.52%</u>	<u>\$ 10,530,361.23</u>
<b>Net Increase (Decrease) in Cash (FREE CASH FLOW)</b>	\$ (45,770.57)	\$ 206,746.31	\$ (252,516.88)	\$ 208,140.64	\$ (767,851.99)	\$ (450,345.51)	\$ (317,506.48)	70.50%	\$ 12,934,140.03
<b>Shareholder Dividend</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ (6,350,000.00)
<b>Investments</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ (2,500,000.00)
<b>Cash Balance at Beginning of Period</b>	\$ 4,878,624.10	\$ 4,943,613.70	\$ (64,989.60)	\$ 5,310,682.46	\$ 5,600,705.52	\$ 5,600,705.52	\$ -		\$ 1,434,683.07
<b>Increase (Decrease) in cash during period</b>	<u>\$ (45,770.57)</u>	<u>\$ 206,746.31</u>	<u>\$ (252,516.88)</u>	<u>\$ 208,140.64</u>	<u>\$ (767,851.99)</u>	<u>\$ (450,345.51)</u>	<u>\$ (317,506.48)</u>	<u>70.50%</u>	<u>\$ 4,084,140.03</u>
<b>Cash at End of Period</b>	\$ 4,832,853.53	\$ 5,150,360.01	\$ (317,506.48)	\$ 5,518,823.10	\$ 4,832,853.53	\$ 5,150,360.01	\$ (317,506.48)	-6.16%	\$ 5,518,823.10

W.C. and A.N. Miller Development Company  
Cash Flow Statement as of May 31, 2014

**Comparison**

	May 2014 Actual	May 2014 Budget	May 2014 Variance	May 2013 Prior Year	Year to Date Actual	Year to Date Budget	Year to Date Variance	Variance as a Percentage	Year to Date Prior Year
<b>Rental Activities</b>									
Rent Income	\$ 1,301,701.98	1,349,018.00	(47,316.02)	1,298,220.72	10,557,563.93	10,866,411.00	(308,847.07)	-2.84%	10,280,895.43
Rent Expenses	(\$ 360,877.58)	(343,214.00)	(17,663.58)	(342,635.30)	(2,906,437.66)	(2,946,751.00)	40,313.34	-1.37%	(2,806,780.80)
Real Estate Taxes	(\$ 120,067.42)	(118,446.00)	(1,621.42)	(113,435.70)	(960,539.34)	(947,568.00)	(12,971.34)	1.37%	(907,485.56)
Depreciation	(\$ 176,745.19)	(176,746.00)	0.81	(176,011.75)	(1,413,961.52)	(1,413,961.00)	(0.52)	0.00%	(1,408,093.97)
Debt Service-Interest	(\$ 375,983.77)	(374,545.00)	(1,438.77)	(382,112.69)	(3,042,432.74)	(3,014,740.00)	(27,692.74)	0.92%	(3,060,878.19)
<b>Net Rental Income</b>	268,028.02	336,067.00	(68,038.98)	284,025.28	2,234,192.67	2,543,391.00	(309,198.33)	-12.16%	2,097,656.91
<b>Gross Profit</b>	268,028.02	336,067.00	(68,038.98)	284,025.28	2,234,192.67	2,543,391.00	(309,198.33)	-12.16%	2,097,656.91
<b>Operating Expenses</b>									
Bank Charges	162.53	200.00	(37.47)	157.84	1,252.79	1,600.00	(347.21)	-21.70%	828.77
Schwab - ABP Fee	149.51		149.51	127.25	1,318.34	-	1,318.34	100.00%	70.93
Schwab - Mgt Fee	-		-		5,624.87	5,250.00	374.87	7.14%	2,538.62
Computer Supplies	70.00	200.00	(130.00)		1,199.00	2,400.00	(1,201.00)	-50.04%	5,666.97
Computer Consultant	1,000.00	1,000.00	-	800.00	10,574.50	8,000.00	2,574.50	32.18%	10,633.04
Office Administration	8,925.00	8,925.00	-	8,500.00	81,400.00	71,400.00	10,000.00	14.01%	78,000.00
Dues and Subscriptions	-		-		89.00	-	89.00	100.00%	-
General Insurance	-		-		33,452.25	29,000.00	4,452.25	15.35%	27,780.00
Legal - General	-	5,000.00	(5,000.00)		8,571.47	40,000.00	(31,428.53)	-78.57%	30,368.46
Legal - Loan/Lenders	-		-	68.36	-	-	-	100.00%	24,099.43
Legal - Commercial Leasing				7,065.00					7,065.00
Legal - Haymount	37,098.16	20,000.00	17,098.16	1,034.00	88,124.12	60,000.00	28,124.12	46.87%	69,004.09
Benefits	1,476.32	2,833.33	(1,357.01)	1,811.99	22,229.02	22,666.66	(437.64)	-1.93%	14,920.76
Management Meals	444.19	500.00	(55.81)	95.03	5,296.04	4,900.00	396.04	8.08%	4,678.05
Office Supplies	615.03	600.00	15.03	16.17	13,622.19	4,800.00	8,822.19	183.80%	8,257.83
Other Taxes and Licenses	-	600.00	(600.00)	721.41	1,036.85	1,600.00	(563.15)	-35.20%	2,187.41
Payroll Taxes	1,369.57	2,500.00	(1,130.43)	2,348.61	19,244.06	21,500.00	(2,255.94)	-10.49%	18,359.21
Estimated Taxes (Federal & State)	-		-		35,130.00	35,130.00	-	0.00%	-
Postage	138.05	375.00	(236.95)		2,734.58	3,000.00	(265.42)	-8.85%	2,399.70
Public Relations				102.64					102.64
Accounting	-	1,200.00	(1,200.00)	2,250.00	4,566.50	9,600.00	(5,033.50)	-52.43%	6,566.50
Review/Tax Returns/Fin St.	-		-		55,517.40	57,000.00	(1,482.60)	-2.60%	42,838.75
Internal Control Review	-		-		3,725.60	6,000.00	(2,274.40)	-37.91%	3,385.00
Promotion and Entertainment	3,905.00	350.00	3,555.00	218.64	4,415.92	2,800.00	1,615.92	57.71%	39,314.04
Charitable Contribution	-		-		1,000.00	1,500.00	(500.00)	-33.33%	11,000.00
Rent	9,196.57	9,000.00	196.57	8,548.81	72,828.74	72,000.00	828.74	1.15%	59,786.52
Executive Compensation	28,125.00	28,125.00	-	22,916.67	225,000.00	225,000.00	-	0.00%	183,333.36
Executive Bonus	-		-		150,000.00	150,000.00	-	0.00%	100,000.00
Executive Compensation Committee Fees	-		-		9,500.00	-	9,500.00	100.00%	-
Office Phone & Internet	508.95	600.00	(91.05)	470.91	4,067.36	4,800.00	(732.64)	-15.26%	2,711.61
Cell Phones & Mobile Devices	525.89	750.00	(224.11)	1,339.55	5,469.47	6,000.00	(530.53)	-8.84%	4,894.73
Management Travel	1,243.28	3,500.00	(2,256.72)	1,944.89	15,436.18	28,000.00	(12,563.82)	-44.87%	16,630.66
Payroll Processing Fees	334.58	400.00	(65.42)	329.08	3,101.92	3,200.00	(98.08)	-3.07%	3,147.70
Board of Directors Fees	18,000.00	18,000.00	-	18,000.00	144,000.00	144,000.00	-	0.00%	150,000.00
House Plans for Neighbors	-		-		(702.95)	-	(702.95)	100.00%	-
RE Tax Expense	-		-		2,799.72	3,300.00	(500.28)	-15.16%	2,799.72



Costs associated with Sale of Property	-	-	-	-	331.34	-	331.34	100.00%	-
Shareholders Annual Meeting	-	-	-	-	794.70	2,000.00	(1,205.30)	-60.27%	1,210.66
Board Travel and Meals	-	-	-	-	16,578.60	20,000.00	(3,421.40)	-17.11%	26,615.72
<b>Total Operating Expenses</b>	113,287.63	104,658.33	8,629.30	78,866.85	1,049,329.58	1,046,446.66	2,882.92	0.28%	961,195.88
<b>Net Operating Income</b>	154,740.39	231,408.67	(76,668.28)	205,158.43	1,184,863.09	1,496,944.34	(312,081.25)	-20.85%	1,136,461.03
<b>Other Income and Expenses</b>									
Miscellaneous Income	-	-	-	100.00	7,465.00	-	7,465.00	100.00%	100.00
Interest Income	430.69	500.00	(69.31)	449.44	3,423.75	4,000.00	(576.25)	-14.41%	4,488.03
Interest Dividend Income	-	-	-	-	72.93	-	72.93	100.00%	-
Debt Service (Interest) Other	(10,019.88)	(9,411.20)	(608.68)	(11,464.88)	(72,418.66)	(70,602.78)	(1,815.88)	2.57%	(47,414.19)
Unrealized Investment Gain/Loss	38,260.00	-	38,260.00	34,436.37	351,693.63	-	351,693.63	100.00%	132,831.88
<b>Total Other Income and Expenses</b>	28,670.81	(8,911.20)	37,582.01	23,520.93	290,236.65	(66,602.78)	356,839.43	-535.77%	90,005.72
<b>Net Income</b>	\$ 183,411.20	\$ 222,497.47	(\$ 39,086.27)	\$ 228,679.36	\$ 1,475,099.74	\$ 1,430,341.56	\$ 44,758.18	3.13%	\$ 1,226,466.75
<b>Adjustments to reconcile net income to net cash provided by Operations</b>									
Amortization/Depreciation	176,745.19	175,819.00	926.19	152,320.30	1,400,908.92	1,406,552.00	(5,643.08)	-0.40%	1,307,541.48
Accounts receivable	(5,798.14)	-	(5,798.14)	46,287.85	39,532.64	-	39,532.64	100.00%	244,641.47
Required Building Improvements	-	(9,500.00)	9,500.00	(270,156.09)	(783,107.20)	(77,500.00)	(705,607.20)	910.46%	(381,316.03)
Optional Building Improvements	(16,212.00)	(24,775.00)	8,563.00	-	(16,212.00)	(872,693.00)	856,481.00	0.00%	-
Tenant Improvements	(29,914.25)	(1,600.00)	(28,314.25)	(1,920.88)	(336,970.03)	(817,757.00)	480,786.97	-58.79%	(74,077.11)
Leasing Commission	(17,903.18)	-	(17,903.18)	-	(263,086.65)	(212,610.00)	(50,476.65)	23.74%	(231,157.00)
Notes Receivable	2,408.30	2,392.00	16.30	3,870.51	18,776.95	18,650.00	126.95	0.68%	30,516.27
Real Estate Tax Escrows	(64,585.19)	(65,484.00)	898.81	(59,877.83)	(554,793.11)	(523,872.00)	(30,921.11)	5.90%	(456,918.42)
Escrow Fund Release	-	-	-	-	146,772.40	393,591.00	(246,818.60)	0.00%	307,910.60
Accrued Real Estate Taxes	80,041.58	118,446.00	(38,404.42)	74,643.15	676,799.16	947,568.00	(270,768.84)	-28.58%	561,965.28
Real-estate Tax Payments	-	-	-	-	(323,035.00)	(477,920.00)	154,885.00	0.00%	(412,679.00)
Accrued Expenses	(125,580.07)	-	(125,580.07)	255,122.07	(320,846.81)	-	(320,846.81)	100.00%	37,300.68
Minority Interest	-	-	-	-	(561.06)	-	(561.06)	100.00%	(501.81)
Prepaid Expenses	626.40	-	626.40	12,776.31	(103,062.54)	-	(103,062.54)	100.00%	(53,962.92)
Prepaid Real Estate Taxes	40,025.84	-	40,025.84	38,792.55	320,206.68	-	320,206.68	100.00%	310,340.44
Prepaid Insurance	(42,303.54)	-	(42,303.54)	(629.98)	2,994.02	-	2,994.02	100.00%	44,606.47
Accounts Payable	37,471.16	-	37,471.16	9,867.16	(160,111.18)	-	(160,111.18)	100.00%	(76,872.19)
Security Deposits	(1,081.55)	-	(1,081.55)	-	25,565.96	-	25,565.96	100.00%	30,789.00
Prepaid RE Tax Income	-	-	-	-	-	-	-	0.00%	-
Prepaid Rent Income	(14,362.95)	-	(14,362.95)	(101,348.87)	(93,875.96)	-	(93,875.96)	100.00%	122,142.23
Deposit on Refinance of Shops at Sumner Place	-	-	-	-	-	-	-	0.00%	600,000.00
Deferred Loan Charges	-	-	-	6,948.05	-	-	-	100.00%	(123,126.31)
Unrealized Investment Gain/Loss	(38,260.00)	-	(38,260.00)	(34,309.12)	(351,693.63)	-	(351,693.63)	100.00%	(130,222.33)
Acquisition of Investments	149.51	-	149.51	-	6,870.28	-	6,870.28	100.00%	-
Development of 49th Street Lot	(208.50)	-	(208.50)	-	(1,181.50)	-	(1,181.50)	100.00%	-
Closing Cost for Refinance	-	-	-	-	-	-	-	0.00%	(481,133.75)
Prior Tenant Clearing	-	-	-	-	-	-	-	100.00%	1,525.00
<b>Total Adjustments</b>	\$ (18,741.39)	\$ 195,298.00	\$ (214,039.39)	\$ 132,385.18	\$ (670,109.66)	\$ (215,991.00)	\$ (454,118.66)	210.25%	\$ 1,177,312.05
<b>Net Cash provided from Operations</b>	\$ 164,669.81	\$ 417,795.47	\$ (253,125.66)	\$ 361,064.54	\$ 804,990.08	\$ 1,214,350.56	\$ (409,360.48)	-33.71%	\$ 2,403,778.80

<b>Increase or (Decrease) in Long Term Debt</b>	\$ (210,440.38)	\$ (211,049.16)	\$ 608.78	\$ (152,923.90)	\$ (1,572,842.07)	\$ (1,664,696.07)	\$ 91,854.00	-5.52%	\$ 10,530,361.23
<b>Net Increase (Decrease) in Cash (FREE CASH FLOW)</b>	\$ (45,770.57)	\$ 206,746.31	\$ (252,516.88)	\$ 208,140.64	\$ (767,851.99)	\$ (450,345.51)	\$ (317,506.48)	70.50%	\$ 12,934,140.03
<b>Shareholder Distribution</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ (6,350,000.00)
<b>Investments</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ (2,500,000.00)
<b>Cash Balance at Beginning of Period</b>	\$ 4,878,624.10	\$ 4,943,613.70	\$ (64,989.60)	\$ 5,310,682.46	\$ 5,600,705.52	\$ 5,600,705.52			\$ 1,434,683.07
<b>Increase (Decrease) in cash during period</b>	<u>\$ (45,770.57)</u>	<u>\$ 206,746.31</u>	<u>\$ (252,516.88)</u>	<u>\$ 208,140.64</u>	<u>\$ (767,851.99)</u>	<u>\$ (450,345.51)</u>	<u>\$ (317,506.48)</u>	<u>70.50%</u>	<u>\$ 4,084,140.03</u>
<b>Cash at End of Period</b>	\$ 4,832,853.53	\$ 5,150,360.01	\$ (317,506.48)	\$ 5,518,823.10	\$ 4,832,853.53	\$ 5,150,360.01	\$ (317,506.48)	-6.16%	\$ 5,518,823.10

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W.C. and A.N. Miller Development Company  
CONSOLIDATED CASH FLOW STATEMENT  
as of May 31, 2014

	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Budget	July Budget	August Budget	September Budget	Total Budget 2013/2014	Total Actual 2012/2013	Difference Budget v Actual	Variance
<b>Rental Activities</b>																
Rent Income	\$ 1,307,415.96	\$ 1,284,916.51	\$ 1,357,423.31	\$ 1,298,528.13	\$ 1,276,142.04	\$ 1,506,899.15	\$ 1,224,536.85	\$ 1,301,701.98	\$ 1,423,536.00	\$ 1,392,452.00	\$ 1,391,383.00	\$ 1,605,180.00	\$ 16,370,114.93	\$ 18,168,204.90	\$ (1,798,089.97)	-10%
Rent Expenses	\$ (331,178.16)	\$ (315,055.17)	\$ (384,682.16)	\$ (459,991.17)	\$ (309,847.17)	\$ (372,483.66)	\$ (372,322.59)	\$ (360,877.58)	\$ (327,612.00)	\$ (347,259.00)	\$ (354,304.00)	\$ (336,762.00)	\$ (4,272,374.66)	\$ (4,527,018.29)	\$ 254,643.63	-6%
Real Estate Taxes	\$ (119,679.84)	\$ (119,679.83)	\$ (119,679.84)	\$ (119,679.83)	\$ (119,679.83)	\$ (122,005.34)	\$ (120,067.41)	\$ (120,067.42)	\$ (118,446.00)	\$ (120,020.00)	\$ (120,020.00)	\$ (120,020.00)	\$ (1,439,045.34)	\$ (1,364,928.19)	\$ (74,117.15)	5%
Amortization/Depreciation	\$ (176,745.19)	\$ (176,745.19)	\$ (176,745.19)	\$ (176,745.19)	\$ (176,745.19)	\$ (176,745.19)	\$ (176,745.19)	\$ (176,745.19)	\$ (176,742.00)	\$ (176,745.00)	\$ (176,744.00)	\$ (176,751.00)	\$ (2,120,943.52)	\$ (2,074,207.96)	\$ (46,735.56)	2%
Debt Service - Interest	\$ (379,606.88)	\$ (377,120.07)	\$ (378,589.96)	\$ (378,076.83)	\$ (371,656.44)	\$ (377,035.23)	\$ (404,363.56)	\$ (375,983.77)	\$ (375,984.00)	\$ (373,502.00)	\$ (374,930.00)	\$ (374,403.00)	\$ (4,541,251.74)	\$ (4,550,553.48)	\$ 9,301.74	0%
<b>Net Rental Income</b>	<b>\$ 300,205.89</b>	<b>\$ 296,316.25</b>	<b>\$ 297,726.16</b>	<b>\$ 164,035.11</b>	<b>\$ 298,213.41</b>	<b>\$ 458,629.73</b>	<b>\$ 151,038.10</b>	<b>\$ 268,028.02</b>	<b>\$ 424,752.00</b>	<b>\$ 374,926.00</b>	<b>\$ 365,385.00</b>	<b>\$ 597,244.00</b>	<b>\$ 3,996,499.67</b>	<b>\$ 5,651,496.98</b>	<b>\$ (1,654,997.31)</b>	-29%
<b>Revenues</b>																
Sales(Lots and Homes)																
Cost of Sales																
<b>Gross Profit</b>	<b>\$ 300,205.89</b>	<b>\$ 296,316.25</b>	<b>\$ 297,726.16</b>	<b>\$ 164,035.11</b>	<b>\$ 298,213.41</b>	<b>\$ 458,629.73</b>	<b>\$ 151,038.10</b>	<b>\$ 268,028.02</b>	<b>\$ 424,752.00</b>	<b>\$ 374,926.00</b>	<b>\$ 365,385.00</b>	<b>\$ 597,244.00</b>	<b>\$ 3,996,499.67</b>	<b>\$ 5,651,496.98</b>	<b>\$ (1,654,997.31)</b>	-29%
<b>Operating Expenses</b>																
Bank Charges	\$ 161.28	\$ 170.26	\$ 108.15	\$ 168.69	\$ 166.86	\$ 156.23	\$ 158.79	\$ 162.53	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,052.79	\$ 1,478.99	\$ 573.80	39%
Management fees investment account	\$ 1,903.91	\$ 147.49	\$ 144.19	\$ 2,064.73	\$ 149.94	\$ 140.10	\$ 2,243.34	\$ 149.51	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 8,693.21	\$ 5,120.45	\$ 3,572.76	70%
Computer Consultant	\$ 1,462.50	\$ 1,531.25	\$ 1,181.25	\$ 1,000.00	\$ 1,000.00	\$ 2,399.50	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 14,574.50	\$ 16,614.29	\$ (2,039.79)	-12%
Computer Supplies	\$ 25.00	\$ -	\$ 959.00	\$ -	\$ -	\$ 145.00	\$ -	\$ 70.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 1,999.00	\$ 5,666.97	\$ (3,667.97)	-65%
Executive Compensation	\$ 22,916.67	\$ 22,916.67	\$ 38,541.66	\$ 28,125.00	\$ 28,125.00	\$ 28,125.00	\$ 28,125.00	\$ 28,125.00	\$ 28,125.00	\$ 28,125.00	\$ 28,125.00	\$ 28,125.00	\$ 337,500.00	\$ 275,000.04	\$ 62,499.96	23%
Executive Bonus (2012/2013 Fiscal Year)			\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000.00	\$ 100,000.00	\$ 50,000.00	50%
Executive Compensation Committee Fees	\$ 9,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500.00	\$ -	\$ 9,500.00	100%
Office Administration	\$ 8,925.00	\$ 8,925.00	\$ 18,925.00	\$ 8,925.00	\$ 8,925.00	\$ 8,925.00	\$ 8,925.00	\$ 8,925.00	\$ 8,925.00	\$ 8,925.00	\$ 8,925.00	\$ 8,925.00	\$ 117,100.00	\$ 112,000.00	\$ 5,100.00	5%
Payroll Burden	\$ 1,015.05	\$ 1,015.05	\$ 4,181.61	\$ 4,026.82	\$ 2,834.32	\$ 2,834.32	\$ 1,967.32	\$ 1,369.57	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 29,244.06	\$ 22,317.37	\$ 6,926.69	31%
Office telephone and internet service	\$ 1,974.75	\$ 498.82	\$ 498.51	\$ 476.64	\$ 541.62	\$ 491.90	\$ 508.95	\$ 508.95	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 7,900.14	\$ 4,517.87	\$ 3,382.27	75%
General Insurance		\$ 33,651.25	\$ -	\$ (199.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,452.25	\$ 28,632.95	\$ 4,819.30	17%
Legal - General	\$ 3,236.07	\$ 7,865.15	\$ 747.00	\$ (3,391.25)	\$ 114.50	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 28,571.47	\$ 47,144.50	\$ (18,573.03)	-39%
Legal - Loans/Lenders			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,099.43	\$ (24,099.43)	-100%
Legal- Commercial Leasing			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,065.00	\$ (7,065.00)	-100%
Legal - Haymount	\$ 8,568.79	\$ 3,397.07	\$ 15,242.95	\$ -	\$ 1,794.77	\$ 15,832.45	\$ 6,189.93	\$ 37,098.16					\$ 88,124.12	\$ 80,462.10	\$ 7,662.02	10%
Benefits	\$ 1,956.10	\$ 1,872.11	\$ 1,860.15	\$ 4,993.24	\$ 3,663.26	\$ 3,284.37	\$ 3,123.47	\$ 1,476.32	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 33,562.35	\$ 33,849.86	\$ (287.51)	-1%
Management Meals	\$ 456.27	\$ 321.45	\$ 2,833.36	\$ 240.83	\$ 549.71	\$ 36.49	\$ 413.74	\$ 444.19	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 7,296.04	\$ 5,602.96	\$ 1,693.08	30%
Offices Supplies	\$ 567.89	\$ 1,000.47	\$ 7,981.65	\$ 1,055.72	\$ 2,051.11	\$ 215.97	\$ 223.35	\$ 615.03	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 16,111.19	\$ 12,453.31	\$ 3,657.88	29%
Other Taxes and Licenses	\$ 42.50	\$ -	\$ 794.35	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,036.85	\$ 3,856.41	\$ (2,819.56)	-73%
Estimated Taxes (Federal & State)			\$ -	\$ 17,565.00	\$ -	\$ 17,565.00	\$ 0	\$ -	\$ 17,565.00			\$ 17,565.00	\$ 70,260.00	\$ -	\$ 70,260.00	-100%
Other Real Estate Taxes			\$ 2,799.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300.00				\$ 6,099.72	\$ 5,565.78	\$ 533.94	10%
Postage	\$ 422.42	\$ 807.07	\$ 593.78	\$ 322.17	\$ 196.81	\$ 122.52	\$ 131.76	\$ 138.05	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 4,234.58	\$ 3,251.85	\$ 982.73	30%
Accounting	\$ -	\$ -	\$ 160.00	\$ 2,790.00	\$ -	\$ -	\$ 1,616.50	\$ -	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 9,366.50	\$ 10,071.50	\$ (705.00)	-7%
Promotion & Entertainment	\$ -	\$ 249.44	\$ -	\$ 261.48	\$ -	\$ -	\$ -	\$ 3,905.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 5,815.92	\$ 39,569.12	\$ (33,753.20)	-85%
Internal Control Audit/Review			\$ 3,725.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,725.60	\$ 3,385.00	\$ 340.60	10%
Audit and Tax Returns			\$ 55,517.40	\$ -	\$ -	\$ -	\$ -	\$ -					\$ 55,517.40	\$ 43,075.00	\$ 12,442.40	29%
Rent	\$ 8,886.68	\$ 8,886.68	\$ 8,886.68	\$ 8,886.68	\$ 9,816.35	\$ 9,196.57	\$ 9,072.53	\$ 9,196.57	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 108,828.74	\$ 12,050.00	\$ 96,778.74	803%
Cell phones and mobile devices	\$ 478.03	\$ 730.50	\$ 1,013.43	\$ (320.05)	\$ 536.74	\$ 534.96	\$ 537.19	\$ 525.89	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 7,036.69	\$ 7,119.73	\$ (83.04)	-1%
Management Travel	\$ 3,045.92	\$ 2,988.37	\$ 371.82	\$ 1,278.19	\$ 5,302.97	\$ 646.64	\$ 558.99	\$ 1,243.28	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 29,436.18	\$ 25,544.75	\$ 3,891.43	15%
Payroll Processing Fees	\$ 329.08	\$ 329.08	\$ 704.36	\$ 400.58	\$ 329.08	\$ 346.08	\$ 329.08	\$ 334.58	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 4,701.92	\$ 4,498.02	\$ 203.90	5%
Costs associated with Sale of Property	\$ -			\$ 331.34	\$ -	\$ -	\$ -	\$ -								
Board of Directors Fees	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ 216,000.00	\$ 222,000.00	\$ (6,000.00)	-3%
Shareholders Annual Meeting			\$ -	\$ -	\$ 794.70	\$ -	\$ -	\$ -					\$ 794.70	\$ 1,210.66	\$ (415.96)	-34%
Board Travel and Meals		\$ 6,941.10	\$ -	\$ -	\$ 8,476.90	\$ 1,160.60	\$ -	\$ -	\$ 10,000.00				\$ 26,578.60	\$ 33,905.16	\$ (7,326.56)	-22%
House Plans for Neighbors			\$ (164.70)	\$ (180.60)		\$ (57.65)	\$ (300.00)	\$ -								
Charitable Contributions	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ 1,500.00	\$ 11,800.00	\$ (10,300.00)	-87%
<b>Total Operating Expenses</b>	<b>\$ 93,873.91</b>	<b>\$ 123,244.28</b>	<b>\$ 335,606.92</b>	<b>\$ 96,489.87</b>	<b>\$ 93,455.14</b>	<b>\$ 110,546.89</b>	<b>\$ 82,824.94</b>	<b>\$ 113,287.63</b>	<b>\$ 114,923.33</b>	<b>\$ 86,308.33</b>	<b>\$ 84,058.33</b>	<b>\$ 101,623.33</b>	<b>\$ 1,436,614.52</b>	<b>\$ 1,208,929.07</b>	<b>\$ 227,685.45</b>	19%
<b>Net Operating Income</b>	<b>\$ 206,331.98</b>	<b>\$ 173,071.97</b>	<b>\$ (37,880.76)</b>	<b>\$ 67,545.24</b>	<b>\$ 204,758.27</b>	<b>\$ 348,082.84</b>	<b>\$ 68,213.16</b>	<b>\$ 154,740.39</b>	<b>\$ 309,828.67</b>	<b>\$ 288,617.67</b>	<b>\$ 281,326.67</b>	<b>\$ 495,620.67</b>	<b>\$ 2,559,885.15</b>	<b>\$ 4,442,567.91</b>	<b>\$ (1,882,682.76)</b>	-42%
<b>Other Income and Expenses</b>																
Miscellaneous Income		\$ 7,465.00	\$ -										\$ 7,465.00	\$ 64,427.04	\$ (56,962.04)	-88%
Investment Dividend Income	\$ 0.29	\$ 0.20	\$ -	\$ -		\$ 36.22	\$ 36.22						\$ 72.93	\$ 46.40	\$ 26.53	57%
Accrued Interest on HLP LOC			\$ -	\$ -									\$ -	\$ 256,862.61	\$ (256,862.61)	-100%
Deferred Tax Expense			\$ -	\$ -									\$ -	\$ 173,350.00	\$ (173,350.00)	-100%
Gain/Loss Sale of Asset			\$ -	\$ -									\$ -	\$ (117,125.38)	\$ 117,125.38	-100%
Unrealized Investment (Gain)/Loss	\$ 105,840.03	\$ 66,365.32	\$ 64,501.13	\$ (108,760.28)	\$ 140,564.92	\$ 29,080.08	\$ 15,842.43	\$ 38,260.00					\$ 351,693.63	\$ 329,154.00	\$ 22,539.63	7%
Debt Service Interest (Other)	\$ -	\$ (10,758.22)	\$ (10,535.11)	\$ (10,311.44)	\$ (10,087.23)	\$ (10,464.37)	\$ (10,242.41)	\$ (10,019.88)	\$ (9,184.73)	\$ (8,957.69)	\$ (8,730.08)	\$ (8,501.91)	\$ (107,793.07)	\$ (103,288.67)	\$ (4,504.40)	4%
Interest Income	\$ 443.84	\$ 425.56	\$ 441.51	\$ 434.47	\$ 392.47	\$ 434.58	\$ 420.63	\$ 430.69	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 5,423.75	\$ 6,254.56	\$ (830.81)	-13%
<b>Total Other Income and Expenses</b>	<b>\$ 106,284.16</b>	<b>\$ 63,497.86</b>	<b>\$ 54,407.53</b>	<b>\$ (118,637.25)</b>	<b>\$ 130,870.16</b>	<b>\$ 19,086.51</b>	<b>\$ 6,056.87</b>	<b>\$ 28,670.81</b>	<b>\$ (8,684.73)</b>	<b>\$ (8,457.69)</b>	<b>\$ (8,230.08)</b>	<b>\$ (8,001.91)</b>	<b>\$ 256,862.24</b>	<b>\$ 609,680.56</b>	<b>\$ (352,818.32)</b>	-58%
<b>Net Income</b>	<b>\$ 312,616.14</b>	<b>\$ 236,569.83</b>	<b>\$ 16,526.77</b>	<b>\$ (51,092.01)</b>	<b>\$ 335,628.43</b>	<b>\$ 367,169.35</b>	<b>\$ 74,270.03</b>	<b>\$ 183,411.20</b>	<b>\$ 301,143.94</b>	<b>\$ 280,159.98</b>	<b>\$ 273,096.59</b>	<b>\$ 487,618.76</b>	<b>\$ 2,816,747.39</b>	<b>\$ 5,052,248.47</b>	<b>\$ (2,235,501.08)</b>	-44%

Cash Flow from Operating Activities

Net Income	\$	312,616.14	\$	236,569.83	\$	16,526.77	\$	(51,092.01)	\$	335,628.43	\$	367,169.35	\$	74,270.03	\$	183,411.20	\$	301,143.94	\$	280,159.98	\$	273,096.59	\$	487,618.76	\$	2,816,747.39	\$	5,052,248.47	\$	(2,235,501.08)	-44%
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Adjustments to reconcile net income to net cash provided by Operations

Amortization/Depreciation	\$	176,745.19	\$	176,224.09	\$	165,752.21	\$	174,188.37	\$	176,745.19	\$	176,333.66	\$	176,745.19	\$	176,745.19	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	2,102,755.09	\$	1,866,757.30	\$	235,997.79		
Accounts receivable	\$	(33,988.97)	\$	(9,363.19)	\$	(171,442.05)	\$	152,617.60	\$	78,790.57	\$	(187,818.47)	\$	217,965.12	\$	(5,798.14)			\$		\$		\$		\$	40,962.47	\$	(2,234,696.38)	\$	2,275,658.85		
Required Building Improvements	\$	(129.90)	\$	(56,111.25)	\$	(299,516.19)	\$	(51,116.35)	\$	(304,887.19)	\$	(56,675.44)	\$	(14,670.88)	\$	-	\$	(20,000.00)	\$	-	\$	-	\$	-	\$	(803,107.20)	\$	(694,281.81)	\$	(108,825.39)		
Optional Building Improvements	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	(16,212.00)	\$	-	\$	-	\$	(60,000.00)	\$	-	\$	(76,212.00)	\$	-	\$	(76,212.00)		
Tenant Improvements	\$	(5,646.07)	\$	(81,966.16)	\$	(166,174.69)	\$	(37,256.25)	\$	144,625.93	\$	(119,117.19)	\$	(41,521.35)	\$	(29,914.25)	\$	(93,241.00)	\$	(120,140.00)	\$	(12,831.00)	\$	(222,860.00)	\$	(786,042.03)	\$	(386,264.74)	\$	(399,777.29)		
Leasing Commission	\$	-	\$	(3,622.40)	\$	(30,289.44)	\$	(99,023.01)	\$	(27,798.28)	\$	(37,561.00)	\$	(46,889.34)	\$	(17,903.18)	\$	(22,202.00)	\$	(105,310.00)	\$	(3,215.00)	\$	(64,743.00)	\$	(458,556.65)	\$	(308,508.79)	\$	(150,047.86)		
Notes Receivable	\$	2,286.84	\$	2,303.81	\$	2,320.90	\$	2,338.12	\$	2,355.47	\$	2,372.95	\$	2,390.56	\$	2,408.30	\$	2,410.00	\$	2,428.00	\$	2,446.00	\$	2,464.00	\$	28,524.95	\$	39,496.42	\$	(10,971.47)		
Real Estate Tax Escrows	\$	(59,873.42)	\$	(60,177.80)	\$	(80,310.56)	\$	(80,317.89)	\$	(80,325.07)	\$	(64,603.65)	\$	(64,599.53)	\$	(64,585.19)	\$	(65,484.00)	\$	(65,942.00)	\$	(65,942.00)	\$	(65,942.00)	\$	(818,103.11)	\$	(261,116.33)	\$	(556,986.78)		
Escrow Fund Release					\$	-			\$	146,772.40			\$	-		-					\$	393,591.00			\$	540,363.40	\$	307,910.60	\$	232,452.80		
Accrued Real Estate Taxes	\$	79,654.00	\$	79,654.00	\$	79,654.00	\$	79,654.00	\$	79,654.00	\$	118,446.00	\$	80,041.58	\$	80,041.58	\$	118,446.00	\$	120,020.00	\$	120,020.00	\$	120,020.00	\$	120,020.00	\$	1,155,305.16	\$	412,679.00	\$	742,626.16
Real-estate Tax Payments											\$	(323,035.00)	\$	-	\$	-					\$	(948,154.00)			\$	(1,271,189.00)	\$	(412,679.00)	\$	(858,510.00)		
Accrued Expenses	\$	(113,629.41)	\$	129,714.52	\$	(7,917.29)	\$	64,889.16		(216,388.88)		(1,495.67)	\$	(50,439.17)	\$	(125,580.07)									\$	(320,846.81)	\$	193,166.62	\$	(514,013.43)		
Minority Interest	\$	(179.97)	\$	(3.75)	\$	(213.84)	\$	-			\$	-	\$	(163.50)	\$	-									\$	(561.06)	\$	(257,574.18)	\$	257,013.12		
Prepaid Expenses	\$	(130,892.51)	\$	16,489.47	\$	6,096.98	\$	30,739.70	\$	(26,845.57)	\$	351.99	\$	371.00	\$	626.40									\$	(103,062.54)	\$	(180,073.45)	\$	77,010.91		
Prepaid Real Estate Taxes	\$	40,025.84	\$	40,025.83	\$	40,025.84	\$	40,025.83	\$	40,025.83	\$	40,025.84	\$	40,025.83	\$	40,025.84									\$	320,206.68	\$	(11,137.86)	\$	331,344.54		
Prepaid Insurance	\$	6,393.50	\$	6,613.78	\$	6,613.78	\$	6,613.79	\$	6,613.78	\$	5,841.07	\$	6,607.86	\$	(42,303.54)									\$	2,994.02	\$	(6,429.29)	\$	9,423.31		
Accounts Payable	\$	(20,032.78)	\$	(29,458.28)	\$	(113,224.71)	\$	(57,525.63)	\$	30,841.08	\$	(1,503.02)	\$	(6,679.00)	\$	37,471.16									\$	(160,111.18)	\$	99,058.36	\$	(259,169.54)		
Security Deposits	\$	(2,511.67)	\$	1,720.00	\$	(8,966.75)	\$	2,219.67	\$	1,500.00	\$	1,171.04	\$	31,515.22	\$	(1,081.55)									\$	25,565.96	\$	64,806.30	\$	(39,240.34)		
Prepaid RE Tax Income	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-									\$	-	\$	2,546.54	\$	(2,546.54)		
Prepaid Rent Income	\$	(50,116.64)	\$	(121,342.33)	\$	140,755.89	\$	75,453.69	\$	(95,523.54)	\$	(153,665.35)	\$	124,925.27	\$	(14,362.95)									\$	(93,875.96)	\$	180,908.16	\$	(274,784.12)		
Deposit on Refinance of Shops at Sumner Place				\$	-	\$	-				\$	-	\$	-	\$	-									\$	-	\$	600,000.00	\$	(600,000.00)		
Deferred Loan Charges				\$	-	\$	-				\$	-	\$	-	\$	-									\$	-	\$	(73,768.98)	\$	73,768.98		
Unrealized Investment Gain/Loss	\$	(105,840.03)	\$	(66,365.32)	\$	(64,501.13)	\$	108,760.28	\$	(140,564.92)	\$	(29,080.08)	\$	(15,842.43)	\$	(38,260.00)									\$	(351,693.63)	\$	(324,079.95)	\$	(27,613.68)		
Acquisition of Investments	\$	1,903.62	\$	147.29	\$	144.19	\$	2,064.73	\$	149.94	\$	103.88	\$	2,207.12	\$	149.51									\$		\$	6,870.28				
Development of 49th Street Lot	\$	-	\$	-	\$	(973.00)	\$	-			\$	-	\$	-	\$	(208.50)									\$	(1,181.50)						
Closing Cost for Refinance				\$	-		-				\$	-	\$	-	\$	-									\$	-	\$	(481,133.75)	\$	481,133.75		
Prior Tenant Clearing	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	(1,525.00)	\$	1,525.00		
Total Adjustments	\$	(215,832.38)	\$	24,482.31	\$	(502,165.86)	\$	414,325.81	\$	(331,031.66)	\$	(483,136.04)	\$	441,989.55	\$	(18,741.39)	\$	95,748.00	\$	6,875.00	\$	156,297.00	\$	(609,805.00)	\$	(1,020,994.66)	\$	(1,865,940.21)	\$	844,945.55		

Net Cash provided from Operations	\$	96,783.76	\$	261,052.14	\$	(485,639.09)	\$	363,233.80	\$	4,596.77	\$	(115,966.69)	\$	516,259.58	\$	164,669.81	\$	396,891.94	\$	287,034.98	\$	429,393.59	\$	(122,186.24)	\$	1,795,752.73	\$	3,186,308.26	\$	(1,390,555.53)
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Cash Flows from Financing Activities

Cardinal Bank (Spring Valley Retail)	\$	16,424,264.53	\$	16,399,634.98	\$	16,372,931.55	\$	16,348,112.94	\$	16,323,198.13	\$	16,292,281.88	\$	16,267,165.41	\$	16,239,981.77	\$	16,214,632.85	\$	16,187,258.78	\$	16,161,741.44	\$	16,136,128.52
Guardian Life (Shops at Sumner Place)	\$	29,523,221.42	\$	29,478,988.70	\$	29,434,605.59	\$	29,390,071.58	\$	29,345,386.15	\$	29,300,548.79	\$	29,255,558.99	\$	29,210,416.22	\$	29,165,120.03	\$	29,119,669.77	\$	29,074,064.98	\$	29,028,305.13
Key Bank Loan (Sumner Highland Apt)	\$	16,972,548.29	\$	16,949,472.01	\$	16,926,271.31	\$	16,902,945.52	\$	16,879,493.97	\$	16,855,915.97	\$	16,832,210.85	\$	16,808,377.92	\$	16,784,416.49	\$	16,760,325.87	\$	16,736,105.36	\$	16,711,754.26
Teachers Loan (Spring Valley Office)	\$	21,307,822.90	\$	21,284,367.08	\$	21,260,772.48	\$	21,237,038.27	\$	21,213,163.64	\$	21,189,147.75	\$	21,164,989.76	\$	21,140,688.84	\$	21,116,244.14	\$	21,091,654.81	\$	21,066,919.99	\$	21,042,038.82
Promissory Notes	\$	4,303,288.67	\$	4,214,046.89	\$	4,124,582.00	\$	4,034,893.41	\$	3,944,980.64	\$	3,855,445.01	\$	3,765,687.42	\$	3,675,707.30	\$	3,583,076.16	\$	3,492,033.85	\$	3,400,763.93	\$	3,309,265.84
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
Total Long Term Debt	\$	96,781,375.64	\$	96,576,739.49	\$	96,369,392.76	\$	96,163,291.55	\$	95,956,452.36	\$	95,743,569.23	\$	95,535,842.26	\$	95,325,401.88	\$	95,113,719.50	\$	94,901,172.91	\$	94,689,825.53	\$	94,477,722.40

Increase or (Decrease) in Long Term Debt	\$	(116,868.31)	\$	(204,636.15)	\$	(207,346.73)	\$	(206,101.21)	\$	(206,839.19)	\$	(212,883.13)	\$	(207,726.97)	\$	(210,440.38)	\$	(211,682.38)	\$	(212,546.59)	\$	(211,347.38)	\$	(212,103.13)	\$	(2,420,521.55)	\$	9,829,714.19	\$	7,409,192.64
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Net Increase (Decrease) in Cash (FREE CASH FLOW)	\$	(20,084.55)	\$	56,415.99	\$	(692,985.82)	\$	157,132.59	\$	(202,242.42)	\$	(328,849.82)	\$	308,532.61	\$	(45,770.57)	\$	185,209.56	\$	74,488.39	\$	218,046.21	\$	(334,289.37)	\$	(624,397.21)	\$	13,016,022.45	\$	(13,640,419.66)
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Shareholder Payments	\$	-	\$	-																						\$	(6,350,000.00)	\$	(6,350,000.00)
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Investments	\$	-	\$	-																						\$	(2,500,000.00)	\$	(2,500,000.00)
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Cash Balance at Beginning of Period	\$	5,600,705.52	\$	5,580,620.97	\$	5,637,036.96	\$	4,944,051.14	\$	5,101,183.73	\$	4,898,941.31	\$	4,570,091.49	\$	4,878,624.10	\$	4,832,853.53	\$	5,018,063.09	\$	5,092,551.47	\$	5,310,597.68	\$	5,600,705.52	\$	1,434,683.07	\$	4,166,022.45
Increase (Decrease) in cash during period	\$	(20,084.55)	\$	56,415.99	\$	(692,985.82)	\$	157,132.59	\$	(202,242.42)	\$	(328,849.82)	\$	308,532.61	\$	(45,770.57)	\$	185,209.56	\$	74,488.39	\$	218,046.21	\$	(334,289.37)	\$	(624,397.21)	\$	4,166,022.45	\$	(4,790,419.66)
Cash at End of Period	\$	5,580,620.97	\$	5,637,036.96	\$	4,944,051.14	\$	5,101,183.73	\$	4,898,941.31	\$	4,570,091.49	\$	4,878,624.10	\$	4,832,853.53	\$	5,018,063.09	\$	5,092,551.47	\$	5,310,597.68	\$	4,976,308.31	\$	4,976,308.31	\$	5,600,705.52	\$	(624,397.21)

W.C. and A.N. Miller Development Company  
2013/2014 Budget  
**CONSOLIDATED CASH FLOW STATEMENT**

[illegible]

Net Income	\$	223,656.00	\$	122,321.78	\$	(78,414.11)	\$	156,401.22	\$	169,633.44	\$	396,146.22	\$	218,099.56	\$	222,497.47	\$	301,143.94	\$	280,159.98	\$	273,096.59	\$	487,618.76	\$	2,772,360.81	\$	5,052,248.47	\$	(2,279,887.66)	-45%	
Adjustments to reconcile net income to net cash provided by Operations																																
Amortization/Depreciation	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	175,819.00	\$	2,109,828.00	\$	1,866,757.30	\$	243,070.70		
Accounts receivable																									\$	-	\$	(2,234,696.38)	\$	2,234,696.38		
Required Building Improvements	\$	(15,000.00)		\$	-	\$	-	\$	-	\$	(18,000.00)	\$	(35,000.00)	\$	(9,500.00)	\$	(20,000.00)	\$	-	\$	-	\$	-	\$	-	\$	(97,500.00)	\$	(694,281.81)	\$	596,781.81	
Optional Building Improvements	\$	(58,640.00)	\$	(591,820.00)	\$	(85,960.00)	\$	(3,000.00)	\$	(7,700.00)	\$	(85,798.00)	\$	(15,000.00)	\$	(24,775.00)	\$	-	\$	-	\$	(60,000.00)	\$	-	\$	(932,693.00)	\$	-	\$	(932,693.00)		
Tenant Improvements	\$	(33,045.00)	\$	(153,863.00)	\$	(55,650.00)	\$	(208,730.00)	\$	(70,645.00)	\$	(153,844.00)	\$	(140,380.00)	\$	(1,600.00)	\$	(93,241.00)	\$	(120,140.00)	\$	(12,831.00)	\$	(222,860.00)	\$	(1,266,829.00)	\$	(386,264.74)	\$	(880,564.26)		
Leasing Commission	\$	-	\$	(16,636.00)	\$	(2,264.00)	\$	(6,101.00)	\$	(89,044.00)	\$	(76,173.00)	\$	(22,392.00)	\$	-	\$	(22,202.00)	\$	(105,310.00)	\$	(3,215.00)	\$	(64,743.00)	\$	(408,080.00)	\$	(308,508.79)	\$	(99,571.21)		
Notes Receivable	\$	2,271.00	\$	2,289.00	\$	2,305.00	\$	2,322.00	\$	2,340.00	\$	2,357.00	\$	2,374.00	\$	2,392.00	\$	2,410.00	\$	2,428.00	\$	2,446.00	\$	2,464.00	\$	28,398.00	\$	39,496.42	\$	(11,098.42)		
Real Estate Tax Escrows	\$	(65,484.00)	\$	(65,484.00)	\$	(65,484.00)	\$	(65,484.00)	\$	(65,484.00)	\$	(65,484.00)	\$	(65,484.00)	\$	(65,484.00)	\$	(65,484.00)	\$	(65,942.00)	\$	(65,942.00)	\$	(65,942.00)	\$	(787,182.00)	\$	(261,116.33)	\$	(526,065.67)		
Escrow Fund Release												393,591.00													\$	393,591.00	\$	787,182.00	\$	307,910.60	\$	479,271.40
Accrued Real Estate Taxes	\$	118,446.00	\$	118,446.00	\$	118,446.00	\$	118,446.00	\$	118,446.00	\$	118,446.00	\$	118,446.00	\$	118,446.00	\$	118,446.00	\$	120,020.00	\$	120,020.00	\$	120,020.00	\$	1,426,074.00	\$	412,679.00	\$	1,013,395.00		
Real-estate Tax Payments												(477,920.00)													\$	(948,154.00)	\$	(1,426,074.00)	\$	(412,679.00)	\$	(1,013,395.00)
Accrued Expenses																									\$	-	\$	193,166.62	\$	(193,166.62)		
Minority Interest																									\$	-	\$	(257,574.18)	\$	257,574.18		
Prepaid Expenses																									\$	-	\$	(180,073.45)	\$	180,073.45		
Prepaid Real Estate Taxes																									\$	-	\$	(11,137.86)	\$	11,137.86		
Prepaid Insurance																									\$	-	\$	(6,429.29)	\$	6,429.29		
Accounts Payable																									\$	-	\$	99,058.36	\$	(99,058.36)		
Security Deposits																									\$	-	\$	64,806.30	\$	(64,806.30)		
Prepaid RE Tax Income																									\$	-	\$	2,546.54	\$	(2,546.54)		
Prepaid Rent Income																									\$	-	\$	180,908.16	\$	(180,908.16)		
Deposit on Refinance of Shops at Sumner Place																									\$	-	\$	600,000.00	\$	(600,000.00)		
Deferred Loan Charges																									\$	-	\$	(73,768.98)	\$	73,768.98		
Unrealized Investment Gain/Loss																									\$	-	\$	(324,079.95)	\$	324,079.95		
Closing Cost for Refinance																									\$	-	\$	(481,133.75)	\$	481,133.75		
Prior Tenant Clearing	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	(1,525.00)	\$	1,525.00		
Total Adjustments	\$	124,367.00	\$	(531,249.00)	\$	87,212.00	\$	13,272.00	\$	63,732.00	\$	(187,006.00)	\$	18,383.00	\$	195,298.00	\$	95,748.00	\$	6,875.00	\$	156,297.00	\$	(609,805.00)	\$	(566,876.00)	\$	(1,865,940.21)	\$	1,299,064.21		
Net Cash provided from Operations	\$	348,023.00	\$	(408,927.22)	\$	8,797.89	\$	169,673.22	\$	233,365.44	\$	209,140.22	\$	236,482.56	\$	417,795.47	\$	396,891.94	\$	287,034.98	\$	429,393.59	\$	(122,186.24)	\$	2,205,484.81	\$	3,186,308.26	\$	(980,823.45)		
Cash Flows from Financing Activities																																
Cardinal Bank (Spring Valley Retail)	\$	16,424,255.67	\$	16,399,626.08	\$	16,372,922.61	\$	16,348,100.74	\$	16,323,185.89	\$	16,292,260.56	\$	16,267,136.54	\$	16,239,952.80	\$	16,214,632.85	\$	16,187,258.78	\$	16,161,741.44	\$	16,136,128.52								
Guardian Life (Shops at Sumner Place)	\$	29,523,221.45	\$	29,478,988.74	\$	29,434,605.63	\$	29,390,071.62	\$	29,345,386.20	\$	29,300,548.85	\$	29,255,559.05	\$	29,210,416.28	\$	29,165,120.03	\$	29,119,669.77	\$	29,074,064.98	\$	29,028,305.13								
Key Bank Loan (Sumner Highland Apt)	\$	16,972,548.29	\$	16,949,472.01	\$	16,926,271.31	\$	16,902,945.52	\$	16,879,493.97	\$	16,855,915.97	\$	16,832,210.85	\$	16,808,377.92	\$	16,784,416.49	\$	16,760,325.87	\$	16,736,105.36	\$	16,711,754.26								
Teachers Loan (Spring Valley Office)	\$	21,307,822.90	\$	21,284,367.08	\$	21,260,772.48	\$	21,237,038.27	\$	21,213,163.64	\$	21,189,147.75	\$	21,164,989.76	\$	21,140,688.84	\$	21,116,244.14	\$	21,091,654.81	\$	21,066,919.99	\$	21,042,038.82								
Promissory Notes	\$	4,303,288.65	\$	4,214,046.87	\$	4,124,581.99	\$	4,034,893.44	\$	3,944,980.67	\$	3,854,843.12	\$	3,764,480.23	\$	3,673,891.43	\$	3,583,076.16	\$	3,492,033.85	\$	3,400,763.93	\$	3,309,265.84								
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								
Total Long Term Debt	\$	96,781,366.79	\$	96,576,730.61	\$	96,369,383.85	\$	96,163,279.42	\$	95,956,440.20	\$	95,742,946.08	\$	95,534,606.26	\$	95,323,557.10	\$	95,113,719.50	\$	94,901,172.91	\$	94,689,825.53	\$	94,477,722.40								
Increase or (Decrease) in Long Term Debt	\$	(206,886.38)	\$	(204,636.18)	\$	(207,346.76)	\$	(206,104.43)	\$	(206,839.22)	\$	(213,494.12)	\$	(208,339.82)	\$	(211,049.16)	\$	(209,837.60)	\$	(212,546.59)	\$	(211,347.38)	\$	(212,103.13)	\$	(2,510,530.77)	\$	9,829,714.19	\$	7,319,183.42		
Net Increase (Decrease) in Cash (FREE CASH FLOW)	\$	141,136.62	\$	(613,563.40)	\$	(198,548.87)	\$	(36,431.21)	\$	26,526.22	\$	(4,353.90)	\$	28,142.74	\$	206,746.31	\$	187,054.34	\$	74,488.39	\$	218,046.21	\$	(334,289.37)	\$	(305,045.96)	\$	13,016,022.45	\$	(13,321,068.41)		
Shareholder Payments																											\$	(6,350,000.00)	\$	(6,350,000.00)		
Investments																											\$	(2,500,000.00)	\$	(2,500,000.00)		
Cash Balance at Beginning of Period	\$	5,600,705.52	\$	5,741,842.14	\$	5,128,278.73	\$	4,929,729.86	\$	4,893,298.65	\$	4,919,824.86	\$	4,915,470.96	\$	4,943,613.70	\$	5,150,360.00	\$	5,337,414.34	\$	5,411,902.73	\$	5,629,948.93	\$	5,600,705.52	\$	1,434,683.07	\$	4,166,022.45		
Increase (Decrease) in cash during period	\$	141,136.62	\$	(613,563.40)	\$	(198,548.87)	\$	(36,431.21)	\$	26,526.22	\$	(4,353.90)	\$	28,142.74	\$	206,746.31	\$	187,054.34	\$	74,488.39	\$	218,046.21	\$	(334,289.37)	\$	(305,045.96)	\$	4,166,022.45	\$	(4,471,068.41)		
Cash at End of Period	\$	5,741,842.14	\$	5,128,278.73	\$	4,929,729.86	\$	4,893,298.65	\$	4,919,824.86	\$	4,915,470.96	\$	4,943,613.70	\$	5,150,360.00	\$	5,337,414.34	\$	5,411,902.73												

**W.C. and A.N. Miller Development Company**

**May 2014 Variance Report**

	Variance	Explanation
Rental Income	\$ (47,316.02)	1. Higher vacancy at Sumner Highlands (\$10,461) 2. Unbudgeted vacancy for 4866 Massachusetts Avenue (\$23,386) 3. Suite N270 was budgeted to renew but they vacated (\$5,056.62) 4. Vacancy on first floor 4900 as well as lower level of 4315 50th were budgeted to be occupied (\$9,212)
Rental Expenses	\$ (17,663.58)	1. Timing of repair work budgetted but had been unable to be done due to weather - YTD under Budget still
Net Rental Income Variance	\$ (68,038.98)	
Operating Expenses Variance	\$ 8,629.30	
Net Income Variance	\$ (39,086.27)	
Increase/(Decrease) in cash	\$ (45,770.57)	

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**Year to Date Variance Report**

Rental Income	\$ (308,847.07)	1. Higher vacancy at Sumner Highlands (\$201,373) 2. Unbudgeted vacancy for 4866 Massachusetts Avenue (\$141,793) 3. Operating Income was budgetted to be recovered from Chicken Out (\$16,517) 4. Receipt of \$16,118.33 from Damon & Drapers Bankruptcy (Total claim was \$42,416.66 which was written off to bad debt in) 5. Suite N270 at Shops at Sumner Place was budgeted to renew but moved out instead (\$44,308)
Rental Expenses	\$ 40,313.34	1. Weather delays in completing outdoor work on all properties 2. Snow removal is over budget by (\$66,108)
Net Rental Income Variance	\$ (309,198.33)	
Operating Expenses Variance	\$ 2,882.92	
Net Income Variance	\$ 44,758.18	
Increase/Decrease in cash	\$ (317,506.48)	