

WC & AN Miller Companies  
Balance Sheet  
December 31, 2008

Current Month                      Prior Month

ASSETS

Current Assets		
Cash in Banks	\$ 4,292,672.09	\$ 4,003,033.76
Receivables	1,973,868.50	1,826,815.55
Notes Receivable	1,897,473.88	1,909,156.90
Inventory	5,246,580.94	5,229,342.02
Prepaid Expenses	332,135.24	382,306.47
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Total Current Assets	13,742,730.65	13,350,654.70
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Property and Equipment		
Fixes Assets	69,616,168.49	69,616,168.49
Accumulated Depreciation	19,358,748.98	19,188,505.76
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Book Value of Property and Equipment	50,257,419.51	50,427,662.73
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Other Assets		
Leasing Commissions	243,319.44	243,146.64
Rent Abatment	3,900.03	3,900.03
Loan Charges	1,195,376.38	1,195,376.38
Deferred Expenses	635,297.39	564,133.51
Escrow - Security Deposit	47.91	47.91
Prepaid Rent	(182,266.38)	(75,029.39)
Replacement Reserve - SVO Loan	30,634.38	30,634.38
Accrued Revenue - Leaves	84,795.00	84,795.00
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Total Other Assets	2,011,104.15	2,047,004.46
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Total Assets	\$ 66,011,254.31	\$ 65,825,321.89
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WC & AN Miller Companies  
Balance Sheet  
December 31, 2008

Current Month                      Prior Month

LIABILITIES AND STOCKHOLDERS' EQUITY

Current Liabilities		
Accounts Payable	\$ 71,021.05	\$ 91,896.40
Accrued Liabilities	1,160,151.95	1,265,400.88
Contract, Escrow & Deposits	324,687.15	323,943.40
Accrued Payroll & Benefits	26,582.93	26,582.93
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Total Current Liabilities	1,582,443.08	1,707,823.61
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Long-Term Liabilities		
Notes Payable (1)	94,500,018.14	94,296,748.81
Other Non-Current Liabilities	34,310.06	34,310.06
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Total Long-Term Liabilities	94,534,328.20	94,331,058.87
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Total Liabilities	96,116,771.28	96,038,882.48
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Minority Interest (2)	6,034,422.26	6,034,422.26
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Stockholders' Equity		
Common Stock	800,200.00	800,200.00
Retained Earnings	(29,144,212.77)	(29,144,212.77)
Net Income	4,225,418.06	4,134,874.44
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Total Capital	(30,153,016.97)	(30,243,560.59)
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Total Liabilities & Capital	\$ 65,963,754.31	\$ 65,795,321.89
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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.

WC & AN Miller Companies  
Long Term Debt  
December 31, 2008

	Current Month		Budget	Prior Month
N/P Cur Wash Securties	\$	200,000.00	\$	200,000.00
NP Cur Sub Debent		440,000.00		440,000.00
N/P MetLife		27,560,857.44		27,601,470.37
N/P - C.C. 314545		15,463,508.35		15,202,823.19
Chevy Chase - Sunshine Brooke		791,250.00		791,250.00
Chevy Chase - Builder LOC		991,500.19		991,500.19
Key Bank Loan		18,164,699.80		18,181,502.70
N/P - VCB 71295054		387,972.40		387,972.40
N/P - TIAA Loan		22,250,000.00		22,250,000.00
N/P - Haymount Mezz		8,250,229.96		8,250,229.96
Total Long Term Debt	\$	94,500,018.14	\$	94,296,748.81



WC & AN Miller Companies  
Income Statement  
For the Three Months Ending December 31, 2008

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Legal - Employee Matters	6,268.82	3,000.00	3,268.82	7,727.48	4,458.66	3,268.82
Legal - Haymount	0.00	0.00	0.00	22,095.00	22,095.00	0.00
Leasing Commission - Corp	0.00	0.00	0.00	12,553.80	12,553.80	0.00
Health Insurance	4,371.00	1,200.00	3,171.00	6,507.70	3,336.70	3,171.00
Management Meals	10.58	100.00	(89.42)	205.71	295.13	(89.42)
Office Supplies	294.88	500.00	(205.12)	5,886.23	6,091.35	(205.12)
Other Taxes and Licenses	4,913.01	0.00	4,913.01	32,043.44	27,130.43	4,913.01
Parking	0.00	200.00	(200.00)	1,492.00	1,692.00	(200.00)
Payroll Taxes	830.79	0.00	830.79	14,023.30	13,192.51	830.79
Postage	0.00	200.00	(200.00)	708.63	908.63	(200.00)
Accounting	1,602.00	18,000.00	(16,398.00)	27,907.00	44,305.00	(16,398.00)
Loan Charges	0.00	0.00	0.00	418,019.61	418,019.61	0.00
Rent	57.90	0.00	57.90	27,769.08	27,711.18	57.90
Repairs and Maintenance	15,064.37	9,800.00	5,264.37	7,936.37	2,672.00	5,264.37
Executive Compensation	12,500.00	12,500.00	0.00	37,500.00	37,500.00	0.00
Office Salary	0.00	0.00	0.00	58,155.57	58,155.57	0.00
Ongoing Severance	22,885.90	17,799.31	5,086.59	45,771.77	41,820.86	3,950.91
One Time Severance	0.00	0.00	0.00	72,163.50	72,163.50	0.00
Storage	426.14	506.30	(80.16)	932.44	1,012.60	(80.16)
Telephone	14.59	90.00	(75.41)	1,275.69	1,351.10	(75.41)
Management Travel	0.00	2,500.00	(2,500.00)	6,695.68	9,195.68	(2,500.00)
Payroll Processing Fees	634.62	365.84	268.78	1,733.26	1,464.48	268.78
Board of Directors fees	6,500.00	6,000.00	500.00	13,000.00	18,500.00	(5,500.00)
2008 Deferred Director's Fees	0.00	0.00	0.00	7,500.00	7,500.00	0.00
RE Tax Exp	0.00	0.00	0.00	593.05	0.00	593.05
Board Travel and Meals	3,412.98	0.00	3,412.98	11,439.77	8,026.79	3,412.98
Total Operating Expenses	104,003.89	97,661.45	6,342.44	1,058,429.26	1,058,629.44	(200.18)
Net Operating Income	100,735.27	(23,309.45)	124,044.72	(1,274,104.43)	(1,403,989.82)	129,885.39
Other Income and Expenses						
Miscellaneous Income	0.00	0.00	0.00	5,550,000.00	5,725,000.00	(175,000.00)
Interest Income	4,565.46	5,082.54	(517.08)	9,648.00	15,247.62	(5,599.62)
Debt Service (Interest) Other	(14,757.11)	(14,876.44)	119.33	(60,125.51)	(61,645.10)	1,519.59
Total Other Income and Expenses	(10,191.65)	(9,793.90)	(397.75)	5,499,522.49	5,678,602.52	(179,080.03)
Net Income	\$ 90,543.62	(33,103.35)	123,646.97	4,225,418.06	4,274,612.70	(49,194.64)

For Management Purposes Only

WC & AN Miller Companies  
Statement of Cash Flow  
For the three Months Ended December 31, 2008

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ 90,543.62	\$ 4,225,418.06
Adjustments to reconcile net income to net cash provided by operating activities		
Depreciation and Amortization	170,243.22	517,384.34
Accounts Receivable (net)	(177,212.50)	(30,246.27)
Notes Receivable	11,683.02	45,327.52
Intercompany Receivables	(3,843.31)	(3,672.18)
Other Receivables	34,002.86	(24,603.05)
Inventory	(17,238.92)	1,247,024.69
Prepaid Expenses	50,171.23	708,553.70
Accounts Payable	(20,875.35)	19,317.29
Accrued Expenses	(61,262.18)	(43,180.05)
Accrued Interest Payable	0.00	(88.94)
Accrued Income Taxes	0.00	(9,411.81)
Accrued Insurance	4,536.17	566.56
Accrued Real Estat Tax	95,256.59	289,903.05
Provisions for Loss	4,099.21	12,405.83
Accrued Directors Fees	3,500.00	10,500.00
Accrued Management Fee	0.00	(9,605.00)
Accrued Utilities	0.00	(5,708.00)
Accrued Interest	(133,878.72)	(231,595.84)
Security Deposit - Cricket	0.00	17,435.83
Total Adjustments	(40,818.68)	2,510,307.67
Net Cash provided by Operations	49,724.94	6,735,725.73
Cash Flows from investing activities		
Used For		
Fixed Assets	0.00	0.00
Leasing Commissions	(172.80)	(5,897.43)
Loan Charges	0.00	(284,375.00)
Deferred Expenses	(71,163.88)	233,037.68
Escrow - Security Deposit	0.00	(47.91)
Prepaid Rent	107,236.99	182,266.38
Net cash used in investing	35,900.31	124,983.72
Cash Flows from financing activities		
Proceeds From		
Long Term Debt	203,269.33	(5,656,029.70)
Net cash used in financing	203,269.33	(5,656,029.70)
Net increase <decrease> in cash	\$ 288,894.58	\$ 1,204,679.75
Summary		
Cash Balance at End of Period	\$ 4,292,672.09	\$ 4,292,672.09
Cash Balance at Beg of Period	(4,003,033.76)	(3,075,973.92)
Net Increase <Decrease> in Cash	\$ 289,638.33	\$ 1,216,698.17

Unaudited - For Internal Use Only.